



**JULIE TWIST
PROPERTIES**



Islington Wharf, 151 Great Ancoats Street, New Islington - £170,000

Julie Twist Properties are delighted to present this one bedroom apartment in Islington Wharf. The apartment is situated on the 5th floor and has south and north-facing views across the city centre. The kitchen is open plan to the living area and has floor-to-ceiling windows allowing lots of natural light. There is a good-sized double bedroom and a main modern bathroom.

Islington Wharf is situated in New Islington just minutes' walk from the New Islington Metrolink stop. Piccadilly Station is only ten minutes' walk away and both the Northern Quarter and the very popular area of Ancoats are also with easy walking distance. Islington Wharf overlooks the Ashton Canal and Islington Green, giving a lovely sense of open space which is a rarity in Manchester City Centre. The Islington Marina is just behind the development where picturesque water views can be enjoyed. The development also has an amazing communal garden for the residents creating a lovely community feel.

- One Double Bedroom
- Fifth Floor
- EWS1 Sign Off In Place
- City Centre Views
- Minutes to New Islington Metrolink
- Short Walk to Piccadilly Station
- Communal Garden
- Minutes to Northern Quarter



julietwistproperties



JulieTwistMCR



julietwistproperties



237-239 Deansgate, Manchester, M3 4EN, England
MM2 Building, Pickford Street, Manchester, M4 5BT
Sovereign Point, 31 The Quays, M50 3AX

T: 0161 834 8486
E: office@julietwist.com
www.julietwist.co.uk

GENERAL

Rental Yield: 5.5% (Based on expected rental of £775pcm)
Service Charge: £1200 pa
Ground Rent: £200 pa
Lease: 250 years from 08.03.2006
Council Tax Band: B, Aprx £1341.43 pa
Management Company: Revolution
There is no onward chain with this property.

HALLWAY

Laminate flooring, wall heater, ceiling lighting and cupboard housing the boiler and space for washing machine.

LIVING ROOM

Floor-to-ceiling windows, two wall heaters, phone/tv point and two ceiling lights.

KITCHEN

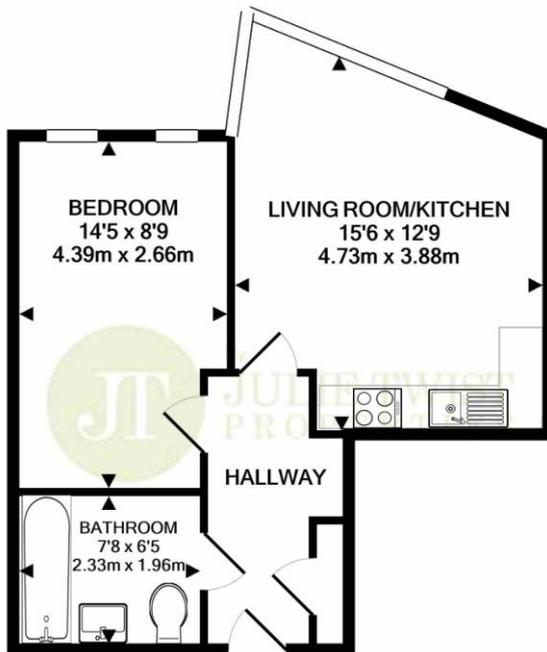
Open plan to the living area, the kitchen comprises a range of wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven, four ring hob with extractor over, stainless steel splashback, sink with mixer tap and drainer, laminate flooring, spotlights and ceiling extractor.

BEDROOM

Two double glazed windows, carpeted flooring, wall heater, tv point and ceiling lighting.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, wall mirror, shelving, heated towel rail, tiled flooring, partially tiled walls and spotlights.



TOTAL APPROX. FLOOR AREA 408 SQ.FT. (37.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

