

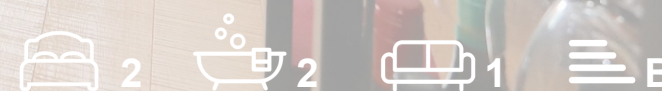


RESIDE
MANCHESTER



One Vesta Street
New Islington Manchester, M4 6LU

Offers Over £285,000



One Vesta Street

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Beautifully presented two bedroom apartment on the 5th floor of Manchester Life's One Vesta Street development.

A collection of tranquil homes designed by world-renowned architect Rafael Vinoly Architects. All windows in the apartment benefit from water-facing views which give a real sense of calm inside the apartment, making it the perfect place for escaping the hustle and bustle of the city.

One Vesta Street is set in the heart of New Islington and Ancoats with so many independent bakeries, cafes and restaurants on its doorstep, as well as New Islington tram stop only a stones throw away connecting the development to the City Centre and Greater Manchester.

The apartment is spacious throughout with an open-plan kitchen/living area, perfect for entertaining, alongside two double bedrooms and two bathrooms.

The development benefits from 24 hour concierge, communal terrace and communal club room.

The Tour

One Vesta Street is a waterside development comprising of 169 apartments and 3 townhouses, set within a secure gated development and surrounded by the Ashton Canal and New Islington Marina. Designed by world renowned architect, Rafael Vinoly, the development features; 24 hr concierge, residents club room and outside amenity space, one of the most desirable areas of Manchester City Centre.

Living/kitchen area: Spacious Kitchen/Living area with 18mm oak engineered wood flooring, fully fitted Omega kitchen, integrated Neff oven & hob, CDA fridge & freezer. Wall mounted electric heaters, LED down lights and a picture window flooding the room with natural light and views over looking Ashton Canal.

Bedroom 1: Fully carpeted double bedroom with walk-through wardrobes and an en-suite bathroom. With LED downlights, TV and satellite point.

Bedroom 2: Views over looking the water, fully carpeted double bedroom with LED downlights.

En suite: Fully tiled flooring, 3 piece suite with Villeroy & Boch sanitaryware, thermostatic shower over bath, large mirror and vanity shelf, heated chrome towel rail and down lights.

Bathroom: Fully tiled flooring, 3 piece suite with Villeroy & Boch sanitaryware, thermostatic walk in shower, large mirror and vanity shelf, heated chrome towel rail and down lights.





The Area

New Islington is one of Manchester's most exciting and vibrant neighbourhoods and has undergone a 20-year regeneration transforming the area into one of the UK's Best Places to Live in the UK according to the Sunday Times. New Islington is rich in green, open spaces so you can enjoy being outdoors, without compromising on the delights of the city – which is just a few minutes walk away. There are many bars and restaurants on your doorstep such as Cask, Pollen Bakery, Flawd Wine Bar and many more with Cutting Room Square only a short walk away.

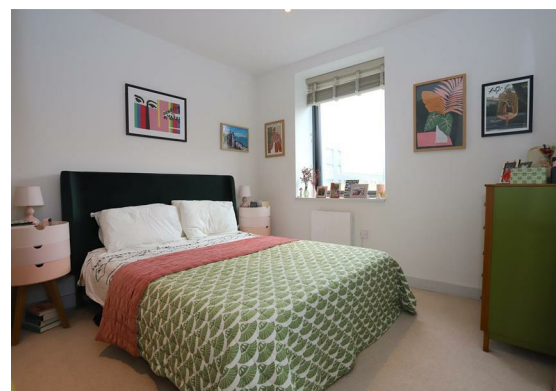
Lease Information

Lease - 250 years from 2020

Ground rent - Peppercorn

Service Charge - £2,522.88 per annum (includes marina estate charge)

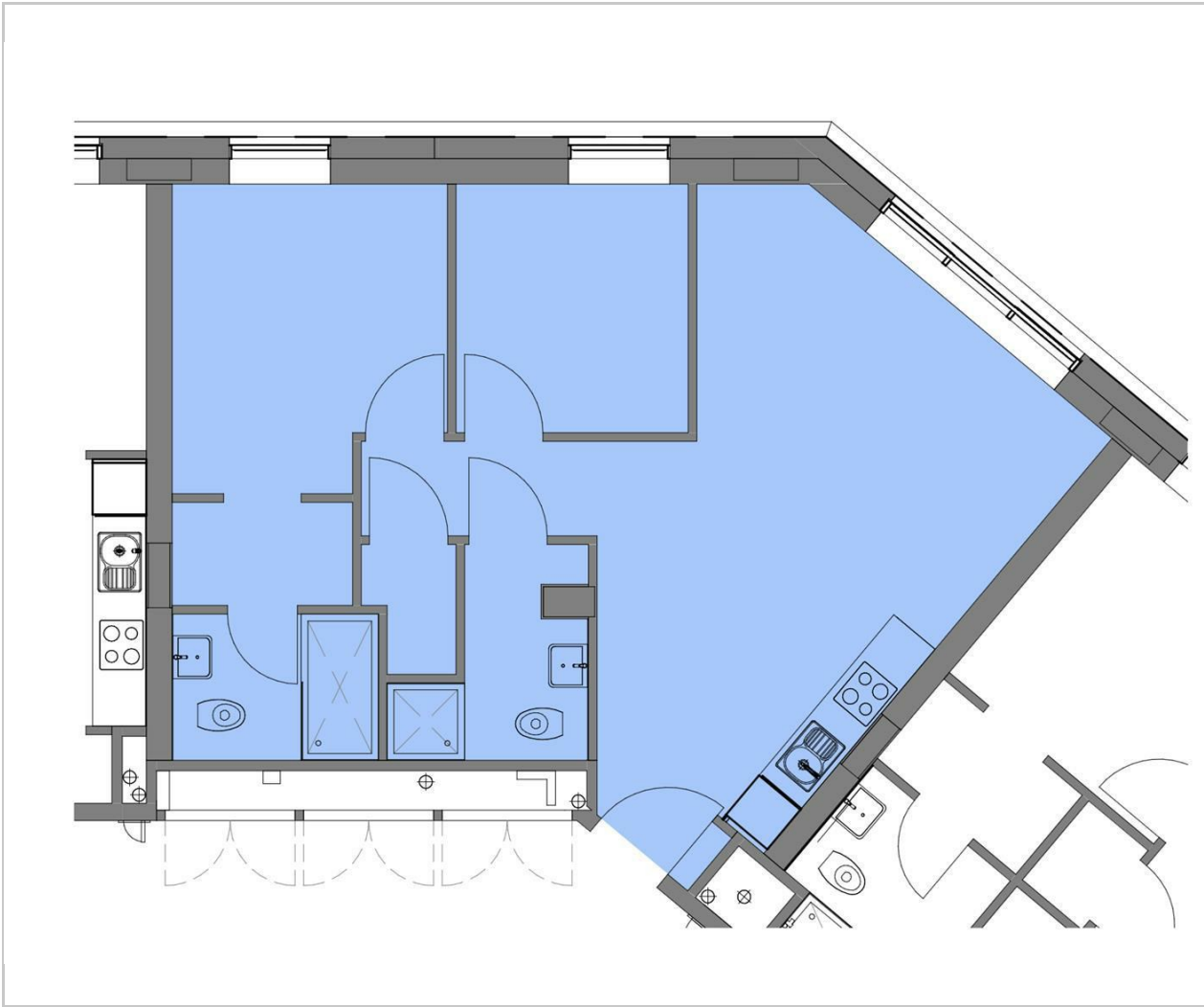
Buildings Insurance - £344.08 per annum
EWS1 Rating B1



- Two Double Bedrooms
- Two Bathrooms
- 5th Floor
- High Specification Throughout
- EWS1 Form Available
- EPC Rating B
- 24 Hour Concierge
- Canal Facing Apartment
- Bike Storage
- Communal Terrace & Club Room



Floor Plan

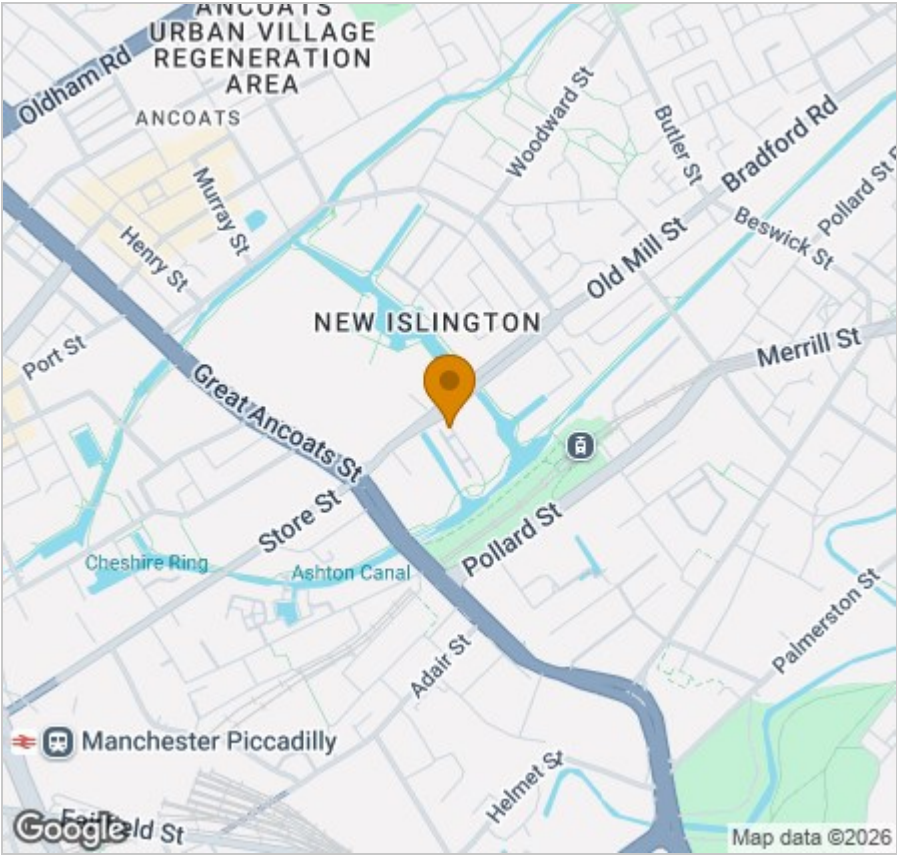


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

