



# Apt 121 Islington Wharf, 153 Great Ancoats Street, Ancoats, Manchester, M4 6DN

Welcome to this stunning two-bedroom apartment located at Islington Wharf in the vibrant area of Ancoats, Manchester. This delightful property offers a perfect blend of modern living and convenience, making it an ideal choice for both first-time buyers and those looking to invest in a prime location. Parking Included. Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from a Jack and Jill bathroom, ensuring easy access and privacy. This thoughtful layout is ideal for couples or those sharing accommodation.

In summary, this two-bedroom apartment on Great Ancoats Street is a fantastic opportunity for those seeking a modern home in a lively and accessible part of Manchester. Don't miss your chance to make this lovely property your own. NO ONWARD CHAIN. EWS1 IN PLACE.

## Price £239,950

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Wooden flooring. Access to all rooms. Utility cupboard with space for washer/dryer.

### Living Room/Kitchen

26'1" (max) x 14'4"

Range of wall and base units with complimentary worktops over. Cooker with induction hob and extractor over. Integrated dishwasher, fridge and freezer. Wooden flooring. TV/Telephone point. Spotlights. Dual aspect windows over looking Great Ancoats canal. Wall mounted heater.

### Bedroom One

12'8" x 8'8"

Spotlights. Fitted carpets. Telephone point. Wall mounted heater. Access to the main bathroom.

### Bedroom Two

10'2" x 8'8"

Ceiling light. Fitted carpets. TV point. Wall mounted heater.

### Bathroom

Partially tiled. Bath with mixer shower over. Floating sink with mixer tap. Low level W.C. Vanity mirror. Heated towel rail.

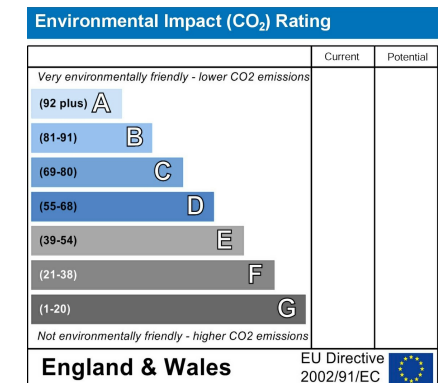
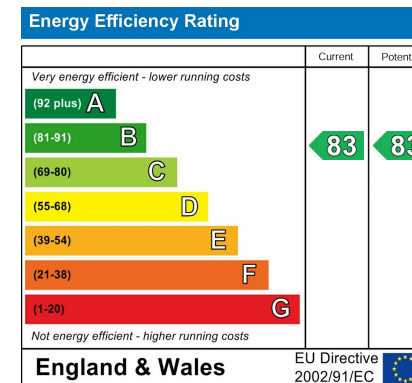
### Externally

Lifts to all floors. Secure underground parking space. Residents only roof garden. Daytime on-site caretaker/concierge.

### Additional Information

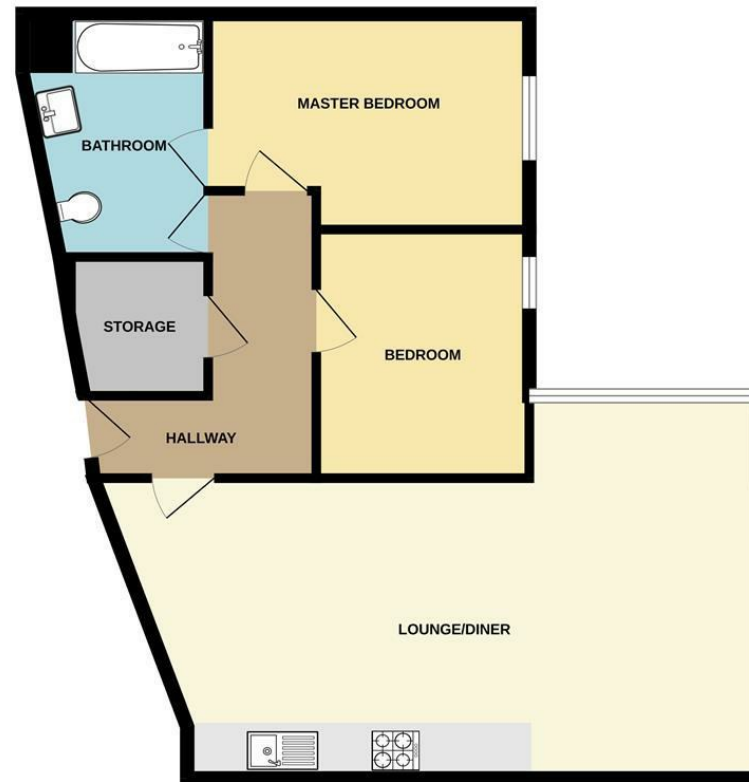
Lease - 250 years from 2006, ( 20 year reviews )

Ground rent - £200 per annum  
Service charges - £2331 per annum  
Managing agents - Zenith





8TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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