



# Apt 170 Islington Wharf, 153 Great Ancoats Street, New Islington, M'cr, M4 6DN

This Stunning 14th floor, immaculately presented one bedroom apartment in the highly acclaimed Islington Wharf development. This apartment has breathtaking views of the city centre and surrounding areas which can be enjoyed from the floor to ceiling windows in the living area. Open Kitchen has luxury solid oak work surfaces. Integrated appliances which include dishwasher, electric oven and ceramic hob with extractor hob over. The bathroom suite is stylishly appointed and the bedroom is generous in size. Islington Wharf is located in Ancoats and is only a short walk from the Northern Quarter and Piccadilly. Secure parking included. Tax Band B. EPC Rating B. Rental potential £1050pcm giving 6-1% gross yield. EWS1 IN PLACE

## Price £185,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Entry phone, cupboard housing heating system and washing machine

#### Living/Kitchen Room

18'4" x 14'3"

A great corner room with floor to ceiling windows, wooden flooring and radiator. The kitchen comes with wall and base units, sink, oven, hob and extractor. Breakfast bar.

#### Bedroom

8'8" x 14'1"

Two double glazed windows with radiator.

#### Bathroom

7'10" x 6'3"

Three piece suite with shower over the bath, wash hand basin and w.c. Chrome radiator

#### Externally

The property comes with a gated parking space. Access off Lockgate Mews

#### Additional Information

Service Charge £1700.,32p pa including parking space

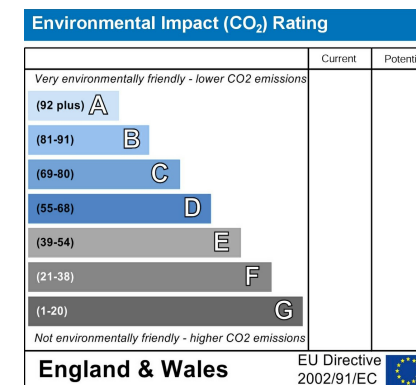
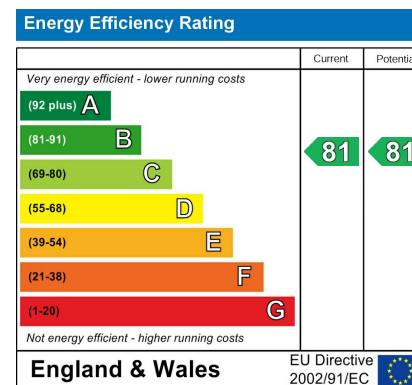
Lease 250 years from 2006, ( 20 year reviews )

Ground Rent £200 pa

Building Managed By Zenith

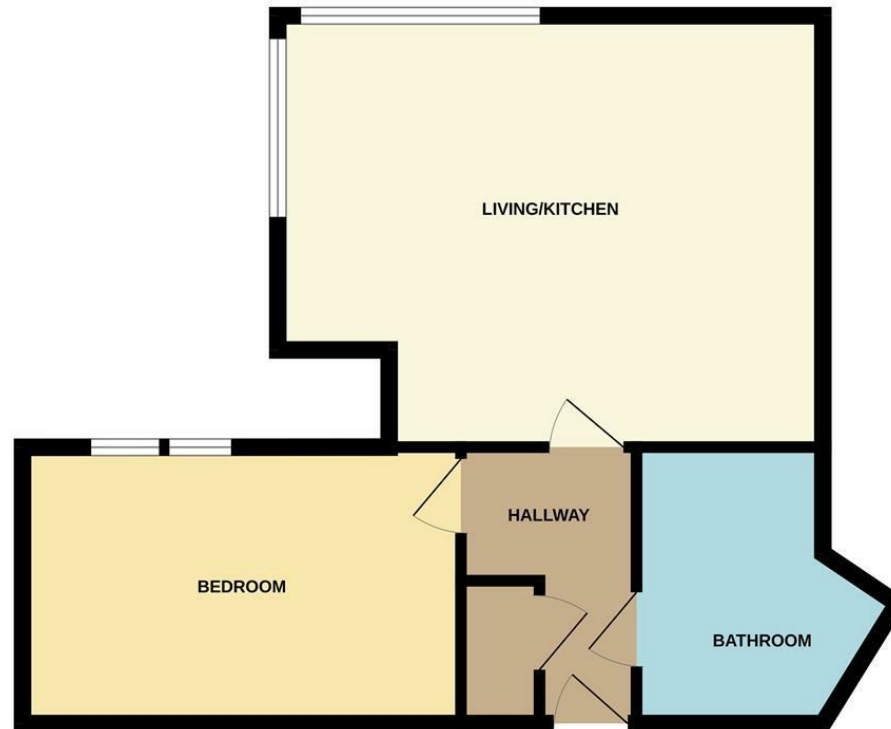
## Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

