



Apt 53 Milliners Wharf, 2 Munday Street, Ancoats, Manchester, M4 7BB

Immaculately presented fifth floor apartment in the sought after Milliners Wharf Development, Ancoats.

The property comprises of a welcoming entrance hallway leading to all rooms, high gloss wall and base units with integrated appliances, open plan lounge with access to a balcony, two double bedrooms with the master including an en-suite with the second bedroom benefiting from a private balcony. There is also a modern family sized bathroom with shower attachment. Parking Included. EWS-1 B1 Rating. Mortgage Buyers Welcome.

Asking Price £275,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

The Building

Milliners Wharf enjoys a prime waterside position on the Ashton Canal in vibrant New Islington, just a few minutes' walk from the nearest tram stop and only a 10-minute stroll to Piccadilly Station and the fashionable Northern Quarter.

Entrance Hallway

Spacious hallway with laminate flooring, Electric heater. storage cupboard housing hot water system and washer/dryer. Open to-

Lounge / Kitchen

23'7" x 12'9"

Spacious open plan kitchen within the living area. High gloss range of wall and base units with complimentary worktop, integrated electric hob/oven and microwave, fridge, freezer, dishwasher, sink with mixer tap over. Wooden flooring, electric heaters and ceiling spot lights. Access to the balcony.

Master Bedroom

15'1" x 12'9"

A well-presented and spacious room featuring a built-in wardrobe, carpeted flooring, wall-mounted electric heater, numerous power points and access to the en-suite bathroom.

En-Suite

7'6" x 5'2"

Low level WC, single enclosure shower, wall-mounted sink, mirrored cabinet, built in extractor fan. Heated towel rail, tiled flooring, painted plaster ceiling, recessed lighting and ceiling light.

Bedroom Two

16'0" x 9'6"

Spacious double bedroom, featuring sliding doors to the balcony, electric heater, carpeted flooring, ceiling lights.

Bathroom

6'10" x 6'6"

Part tiled bathroom, glass shower screen, rain attachment with mixer, low level W.C, hand wash basin, fitted mirror, spot lighting, towel rail.

Externally

Main balcony accessed from living area, glass panel with metal handrail. Second enclosed balcony accessed from the second bedroom. Parking Included.

Additional Information

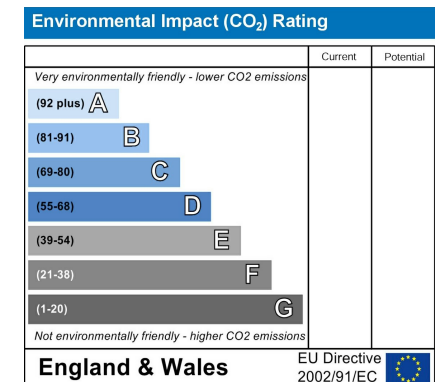
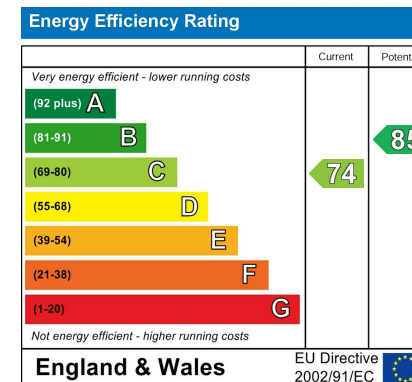
Service Charge- £3,174.51 including buildings insurance
Ground Rent £509.39p pa (increases every 5 years with RPI) Please check with your lender prior to viewing
Lease 155 Years from 2007
Council Tax Band- C
EPC - C
Building Managed By Redpath Bruce Property Management

Agents Notes

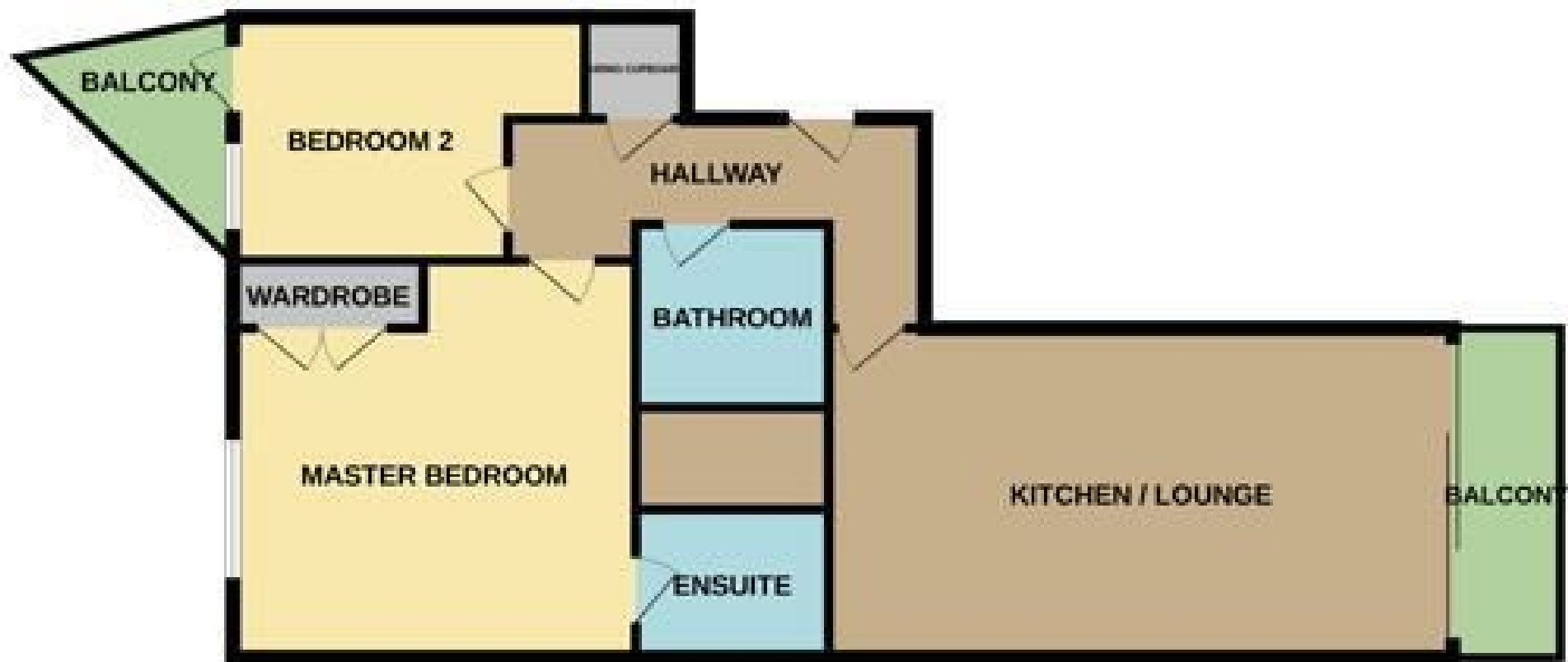
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