HATBOX
jordan fishwick

Apt 233 Milliners Wharf, 2 Munday Street, Manchester, M4 7BG

Jordan Fishwick are pleased to have for sale this 6th floor, two bedroom apartment with a gated parking space. The property comprises of entrance hallway leads to the open plan living/kitchen with a modern attractive kitchen with integrated appliances, access to the balcony, two bedrooms with the master having en-suite shower room and separate family bathroom. Superbly presented a must see apartment with stunning canal views. EWS-1 B1 Rating. Mortgage buyers welcome.

Asking Price £240,000

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.

Kitchen / Lounge
21'11" x 16'6"
Range of wall and base kitchen units with complimentary kitchen worktop, integrated oven / hob. open plan kitchen / lounge, laminate flooring throughout, access to balcony through French sliding doors, electric heaters, spot lighting. Storage cupboard housing hot water system and washer/dryer. Access to bathroom

Bedroom One
9'10" x 14'2"
Fitted carpets, spot lighting, double glazed UPVC window, fitted wardrobe, access to the en-suite.

En-Suite
7'4" x 5'2"
Fully tiled, shower cubicle with rain attachment and mixer, fitted mirror with oak surrounding and complimentary lighting, heated chrome towel rail, low level W.C, hand wash basin.

Bedroom Two
10'4" x 8'0"
Fitted carpets, electric heater, spot lighting, double glazed UPVC window.

Bathroom
5'11" x 7'8"
Fully tiled bathroom, fitted mirror with oak surrounding and complimentary lighting, chrome towel rail, low level W.C, hand wash basin.

Additional information

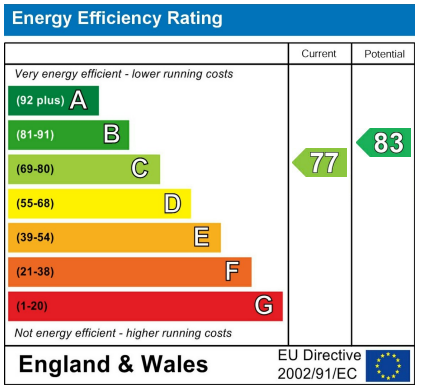
Service Charge- £2,688.06 (Including Buildings Insurance)
Ground Rent- £509.38 (increases every 5 years with RPI) Please check with your lender prior to viewing
Council Tax Band- C
EPC Rating- C
Managing Agent- Redpath Bruce Property Management
Leasehold Details-155 Years from 2007

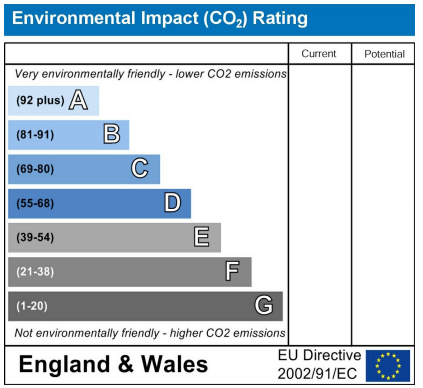
Agents Notes

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.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. 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 where 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.





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