



# Apt 122 One Vesta Street, New Islington, Manchester, M4 6LU

This 5th floor two bedroom apartment has beautiful views over Islington Marina. The spacious kitchen/living room has wooden effect flooring, and a superb fitted kitchen with appliances. It offers comfortable and versatile space with room for a dining table as well. The master bedroom has Marina views and full en-suite shower room. The second double bedroom also has Marina views and access to the main bathroom. This bathroom is also accessible from the living area and has a shower attachment over the bath. One Vesta comes with communal lounge area and outside terrace overlooking the Marina. 24 hour concierge. One allocated gated parking space. Double glazed windows and electric heaters.

## Price £330,000

### Viewing arrangements

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

#### Living/Kitchen

23'6" x 12'9"

This room has views over the Marina and wooden effect flooring throughout. The kitchen comes with integral appliances and two seater breakfast bar. Ceiling spot lights and electric heaters, entry phone system and access to the remaining rooms.

#### Master Bedroom

15'1" x 10'2"

Double glazed window overlooking the Marina. Spot lights and electric heater

#### En-Suite

8'2" x 5'7"

Walk in shower, wash hand basin and w.c. tiled floor, fitted mirror and electric shaver point. Chrome heated towel rail.

#### Bedroom Two

15'1" x 9'2" max

Double glazed window overlooking the Marina. Spot lights and electric heater. Access to the bathroom

#### Bathroom

8'1" x 6'0"

Luxury three piece suite with shower attachment, wash hand basin and w.c Fitted mirror, electric shaver point and chrome heated towel rail.

## Externally

The development has a communal entrance with concierge desk. There is a separate lounge area, outside terrace and the property comes with allocated surface parking space.

## Additional Information

Service Charge: £2689 per annum (includes Marina Estate Charge)

Building Insurance - £313 PA

Ground Rent: Peppercorn

Ground Rent Review Period: N/A

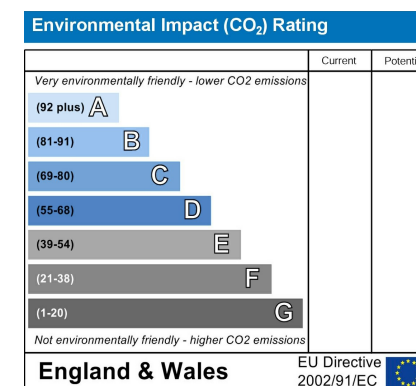
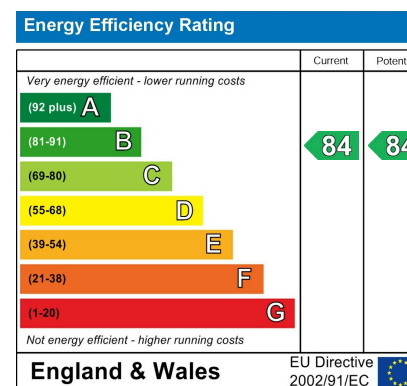
Lease: 250 years from 01/01/2020

Council Tax Band: C

Management Company: Northern Group

## 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.





## GROUND FLOOR



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