



MUNDAY STREET ANCOATS

£290,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS

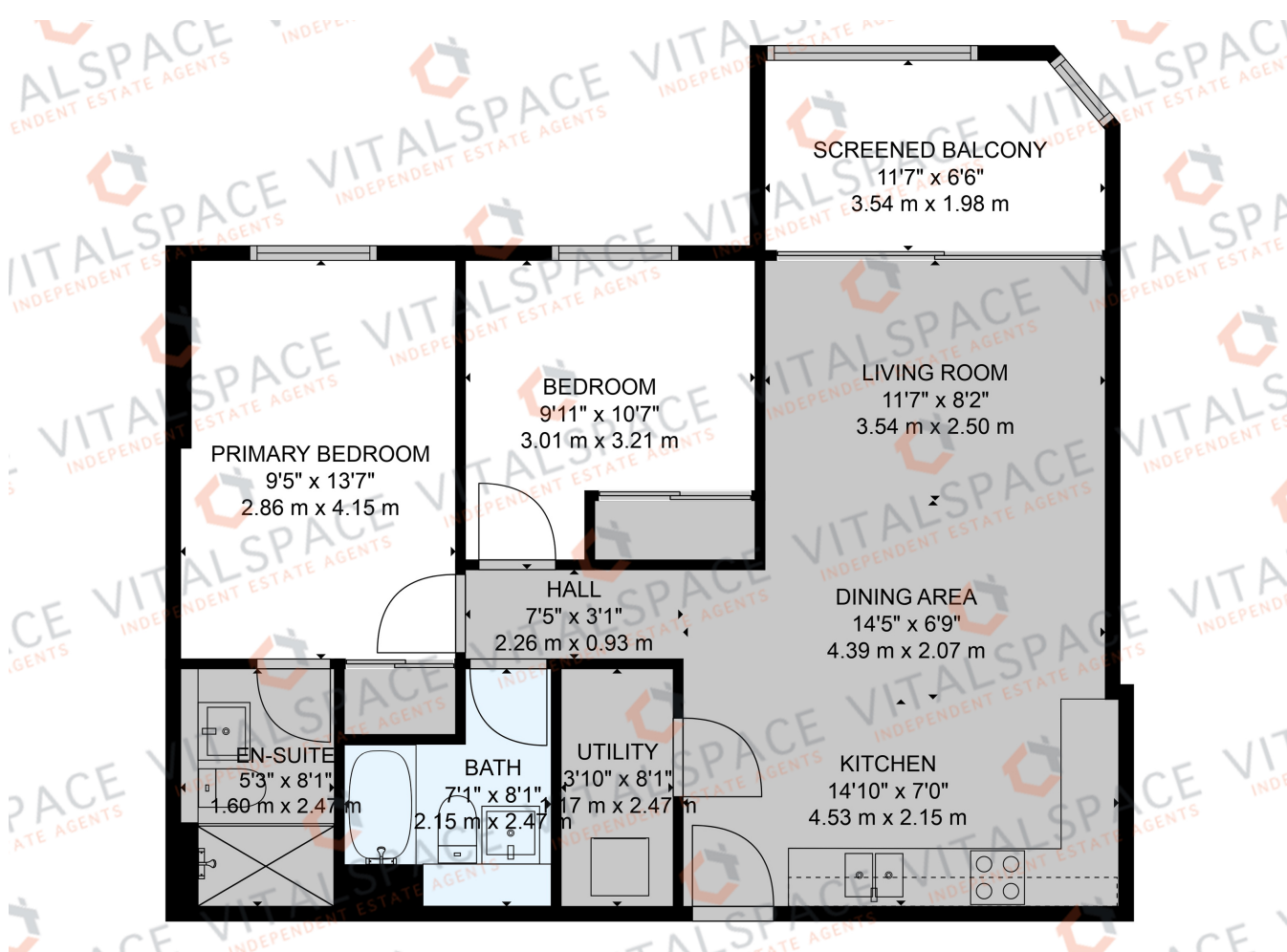


Munday Street, Ancoats, M4 7AZ

****VIDEO TOUR** - **NO ONWARD CHAIN** - **SECURE ALLOCATED PARKING SPACE** - **MORTGAGE BUYERS WELCOME - EWS1 AVAILABLE** - VITALSPACE ESTATE AGENTS** are privileged to offer for sale this immaculately presented third floor TWO DOUBLE BEDROOM apartment situated within the extremely desirable Hatbox development. This immaculate presented apartment offers accommodation comprising; open plan living /kitchen diner area leading onto a south facing Winter balcony (covered) with a beautiful view of the Peak District, a double master bedroom, a luxury en-suite shower room, a second double bedroom with fitted wardrobes, a stylish three piece bathroom and a utility cupboard. The development employs a 24 hour concierge service making it very secure, as well as private communal landscaped gardens and a secure gated car park space. A short canal-side walk connects you to Manchester Piccadilly with access to the a selection of trendy bars, restaurants and amenities of Ancoats and the Northern Quarter via the picturesque New Islington Marina. The area offers great transport links including the New Islington Metro-link (zone 1) just a stones throw away. Manchester Airport is just 20 minutes away by train from Manchester Piccadilly train station or 25 minutes' drive via the A5103. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Two double bedrooms
- Third floor apartment
- Immaculate Condition
- No onward chain
- Secure gated parking
- 10 minutes walk to Picadilly
- Close to Metrolink
- 24 Hour Concierge
- South Facing Aspect
- Viewing recommended

Frequently Asked Questions

How long have the vendors owned the property for? Since 2016

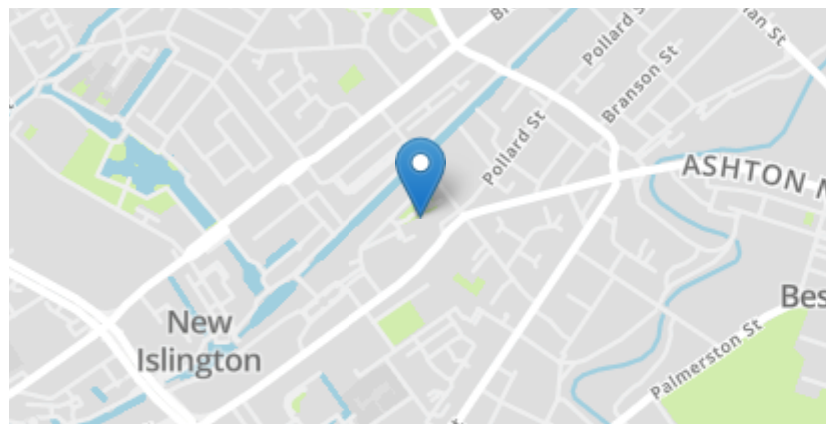
Lease Length? 999 years from construction. 990 remaining

Service Charge - £176 per month

Ground Rent - £40.53 per month (£486.40 billed annually)

Building Insurance - £98.57 per month (£1182.89 billed annually)

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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