



2 Munday Street | Manchester | M4 7BG

Asking Price £270,000

The
**GOOD
ESTATE**
AGENCY

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3 BED, 2 BATH WITH PARKING. Welcome to this splendid apartment located in the sought-after Milliners Wharf, New Islington. This impressive property boasts a generous 979 square feet of living space, making it an ideal home for families or professionals seeking comfort and convenience.

As you enter, you are greeted by a spacious reception room that offers a perfect setting for relaxation and entertaining. The apartment features three well-proportioned bedrooms, providing ample space for rest and privacy. The main bathroom is equipped with a shower over the bath, ensuring both functionality and comfort for your daily routines.

Situated on the first floor, this apartment benefits from a delightful view of the surrounding area and easy access to the communal gardens, where you can enjoy the outdoors. The development is enhanced by a 24-hour concierge service, adding an extra layer of security and convenience to your lifestyle.

Parking is available for one vehicle, a valuable asset in this vibrant location. Milliners Wharf is part of the popular Ancoats and New Islington area, known for its trendy atmosphere and close proximity to local amenities, including shops, restaurants, and public transport links.

Currently, the property is let for £1,800 per calendar month, achieving an impressive rental yield of 8%. This makes it not only a wonderful home but also a sound investment opportunity.

In summary, this apartment at Milliners Wharf offers a perfect blend of modern living, convenience, and investment potential in one of Manchester's most desirable locations. Do not miss the chance to make this exceptional property your own.

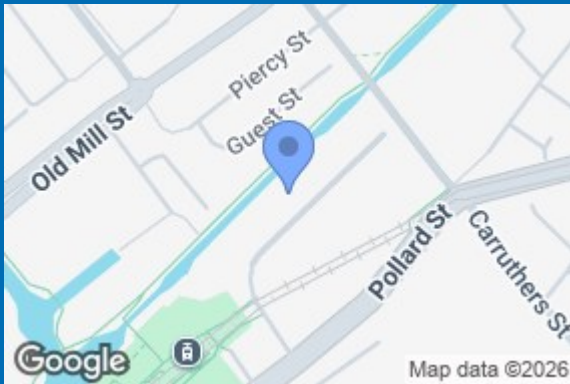
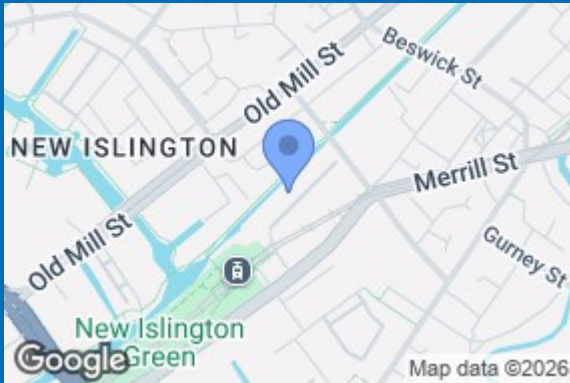
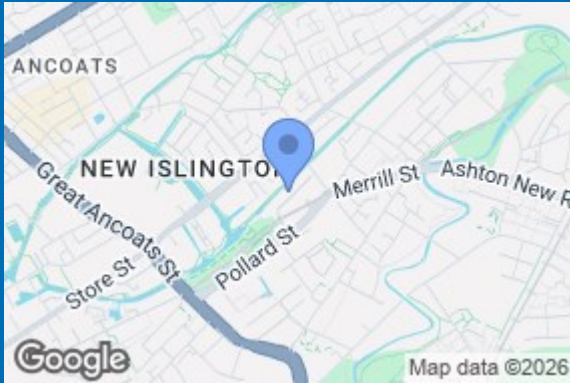
EWS1 Form in place.

Additional information:

- THREE DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING ROOM
- POPULAR DEVELOPMENT
- 979 SQ FT
- ANCOATS / NEW ISLINGTON LOCATION
- FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- BATHROOM & ENSUITE
- 24 HOUR CONCIERGE
- CURRENTLY LET FOR £1,800PCM, ACHIEVING A RENTAL YIELD OF 7.4%







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk