

2 Munday Street | Manchester | M4 7BG

Asking Price £245,000

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2 BED, 2 BATH WITH PARKING. Nestled in the vibrant area of Ancoats, Manchester, this splendid eighth-floor apartment at Milliners Wharf offers a perfect blend of modern living and convenience. Spanning an impressive 721 square feet, the property features two well-proportioned bedrooms, making it ideal for professionals or small families seeking a stylish urban retreat.

The apartment boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen is complemented by two bathrooms, including a family bathroom with a shower over the bath and an en suite shower room, ensuring comfort and privacy for all residents.

Residents will appreciate the added benefits of a 24-hour concierge service, providing peace of mind and assistance whenever needed. The property also includes parking for one vehicle, a valuable asset in this bustling city. For those who enjoy the outdoors, the communal gardens offer a serene escape from the urban hustle, perfect for relaxation or social gatherings.

Currently let for £1,350 per calendar month, achieving a rental yield of 6.6%, this apartment presents an excellent investment opportunity in a sought-after location. Ancoats and New Islington are known for their trendy cafes, restaurants, and cultural attractions, making this property not just a home, but a lifestyle choice. With its modern amenities and prime location, this apartment is a must-see for anyone looking to embrace city living in Manchester.

EWS1 Form in place.

Additional information:

Service charge: £2,316p.a.
Ground rent: £509.39p.a.
Buildings insurance: £635.74p.a.
Years remaining on Head Lease: 136 years (to 31st Dec 2162)

- TWO DOUBLE BEDROOMS
- 8TH FLOOR
- FULLY FITTED KITCHEN
- 24 HOUR CONCIERGE
- CLOSE TO NORTHERN QUARTER & PICCADILLY STATION
- BATHROOM & EN SUITE
- SPACIOUS LIVING & DINING ROOM
- ALLOCATED PARKING
- ANCOATS / NEW ISLINGTON LOCATION
- CURRENTLY LET FOR £1,350PCM, ACHIEVING A RENTAL YIELD OF 6.2%









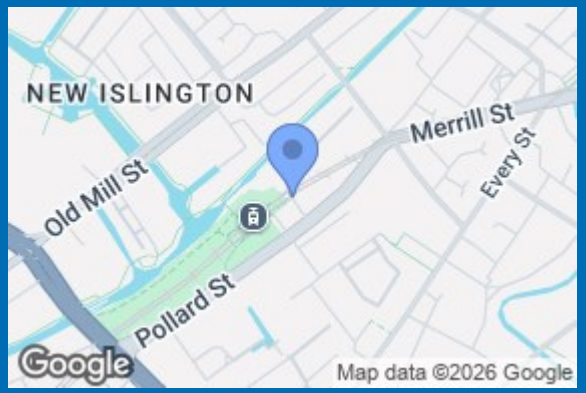


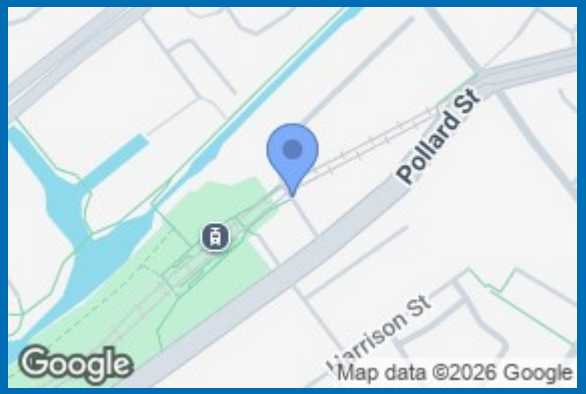


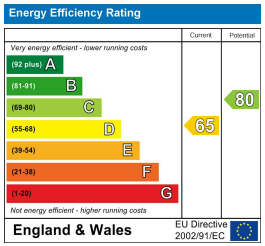












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