



Islington Wharf, New Islington - Offers In Region Of £225,000

This two bedroom apartment within the popular Islington Wharf development is located within the heart of New Islington. Positioned on the fifth floor, the property boasts an open plan living room which leads onto a balcony overlooking the communal gardens below and towards the canal. The open plan kitchen has integrated appliance and has enough space for a dining area too. The master bedroom has a large ensuite bathroom and the second bedroom benefits from the Jack & Jill style main bathroom. The layout of this property is ideal for two people sharing as the bedrooms are very similarly sized. The development also benefits from a large communal garden space.

Islington Wharf is a few minutes walk from the New Islington Metrolink stop offering great transport links around and out of the city centre. Piccadilly, the Northern Quarter and Ancoats are also only a short walk away offering an array of bars, cafes, restaurants and shops.

- Two Double Bedrooms
- Balcony
- Two Bathrooms
- 5th Floor
- Communal Gardens
- Minutes to New Islington Metrolink
- Short Walk to Piccadilly
- Short Walk to Northern Quarter



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GENERAL

Rental Yield: 4.8% (Based on expected rental of £900pcm)

Service Charge: £2169.12 pa

Ground Rent: £200 pa

Lease: 250 years from 08.03.2006

Council Tax Band: D, Aprx £1646.02 pa

Management Company: Revolution

LIVING ROOM

Laminate flooring, storage cupboard housing the washing machine and boiler, two wall mounted heaters, double glazed window, phone/tv point, two ceiling lights and door to the balcony.

KITCHEN

Open plan kitchen comprising a range of wall and base units, built-in oven, four ring hob with extractor over, integrated fridge and freezer, integrated dishwasher, stainless steel sink with mixer tap and drainer, stainless steel splashback, ceiling extractor, spotlights and laminate flooring.

MASTER BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, ceiling lighting and access to the ensuite bathroom.

ENSUITE

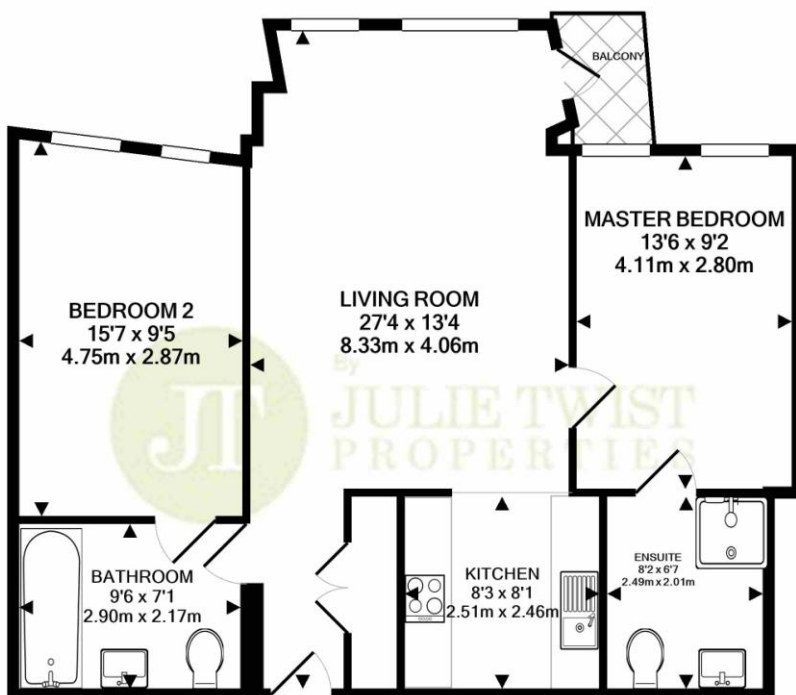
Accessed via master bedroom, shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, spotlights and ceiling extractor.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater, ceiling lighting and access to the main bathroom.

BATHROOM

Jack and Jill style bathroom accessed from bedroom two and the hallway. Comprises bath with shower attachment over, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, spotlights and ceiling extractor.



TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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