



## Apartment 102 Islington Wharf, Great Ancoats Street, Offers Over £180,000



**\*\* EWS1 FORM WITH B1 RATING \*\*** This bright one bedroom apartment occupies a fifth floor position in an award winning development overlooking the Ashton canal and is a short walk from New Islington Metrolink and marina. Occupying a prime and highly sought after location, it's also within easy reach of the main retail district and the many bars and eateries within Cutting Room Square making it an excellent choice for first time buyers and investors. The bright accommodation briefly comprises; entrance hall with utility cupboard, bright living room overlooking the communal garden through floor to ceiling windows, double bedroom with wardrobe space, and stylish three piece bathroom suite. NO ONWARD CHAIN. EPC rating C.

Lease: 250 years from 2006  
Annual Ground Rent: £200  
Annual Service Charge: £1,700  
Management Company: Zenith

- Fifth Floor Position
- No Onward Chain
- Award Winning Waterside Development
- Close to Ancoats Marina & Cutting Room Square
- Opposite New Islington Metrolink
- EWS1 Form with B1 Rating
- Communal Garden
- Bright Living Room with Floor to Ceiling Windows
- Spacious One Bedroom Apartment
- EPC Rating C

