



BEST
ESTATE AGENT GUIDE
AWARDS 2024
TOP 500
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

MUNDAY STREET
ANCOATS
OFFERS OVER
£275,000

-  2 BEDROOMS
-  2 BATHROOMS
-  1 RECEPTION
-  EPC GRADE:- B


VITALSPACE
INDEPENDENT ESTATE AGENTS

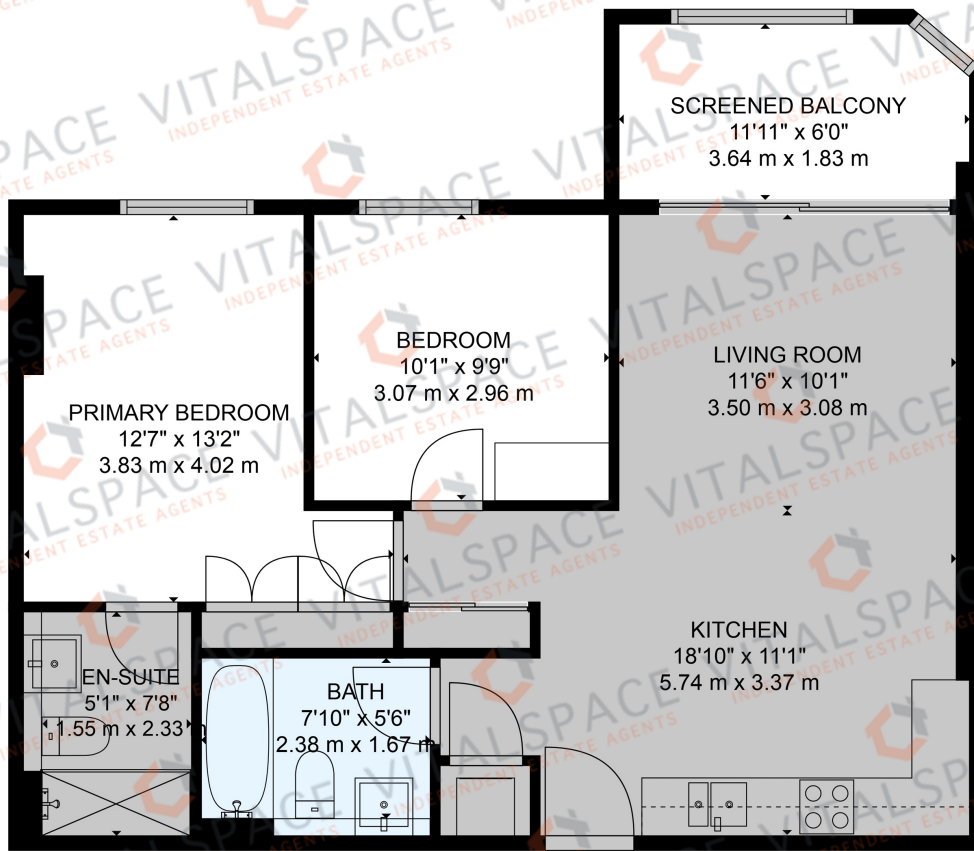


Munday Street, Ancoats, M4 7AZ

****VIDEO TOUR** - **SECURE ALLOCATED PARKING SPACE** -
****MORTGAGE BUYERS WELCOME - EWS1 AVAILABLE** - VITALSPACE**
ESTATE AGENTS are privileged to offer for sale this immaculately presented, second floor TWO DOUBLE BEDROOM, TWO BATHROOM apartment situated within the extremely desirable Hatbox development in Ancoats. This immaculately presented apartment offers well proportioned accommodation comprising: a generously sized open plan living/kitchen space with Quartz worksurfaces which opens into a dining area / living room alongside a large private covered balcony ideal for alfresco dining during those summer months overlooking the communal landscaped gardens. The double master bedroom is generous in size, serviced by a luxury en-suite shower room. A second double bedroom, a stylish three piece bathroom and a utility cupboard complete the accommodation within this apartment. Offered for sale with a secure allocated parking space, communal gardens and 24 hour on site concierge. The apartment offers access to major transport links including the New Islington Metrolink (zone 1) just a stones throw away. It is just a stroll along the canal to Piccadilly Train Station, Ancoats and the Northern Quarter. Hatbox is within easy reach of the Manchester ring road, linking to the M60 which connects to all major motorway networks across the North and beyond. 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. further information or to arrange an internal inspection.**







Features

- Two double bedrooms
- Second floor position
- Secure Allocated Parking
- 24 Hour Concierge
- Immaculate Condition
- Balcony overlooking gardens
- Close to Metrolink
- Walk to bars / restaurants
- Stunning dining kitchen
- Viewing strongly advised

Frequently Asked Questions

How long have the vendors owned the property for? 3.5 years

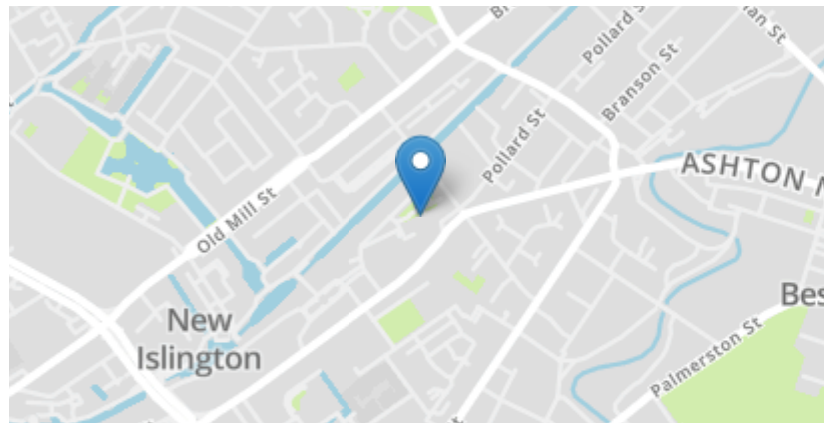
Lease Length: 999 years from construction.

Ground Rent: £486.40 per year.

Service Charge: £176.00 per month (correct as of November 2023)

Building Insurance 23/24: £1,182.89.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(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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