



MUNDAY STREET  
NEW ISLINGTON

£300,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

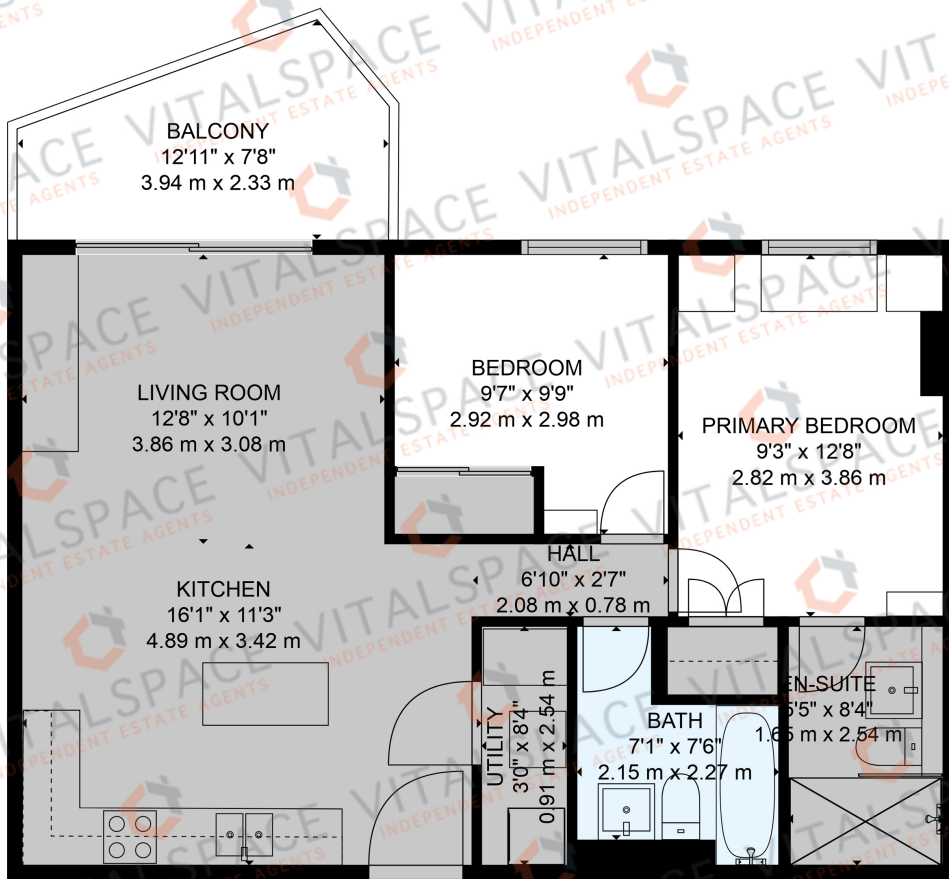


# Munday Street, New Islington, M4 7AY

**\*\*VIDEO TOUR\*\* - \*\*SECURE ALLOCATED PARKING\*\* - \*\*MORTGAGE BUYERS WELCOME - EWS1 AVAILABLE\*\* - VITALSPACE ESTATE AGENTS** are privileged to offer for sale this immaculately presented seventh floor TWO BEDROOM apartment situated within the extremely desirable Hatbox development. This immaculate presented apartment offers accommodation comprising; open plan living /kitchen diner area leading onto a south facing built in balcony with a beautiful open aspect views, a double master bedroom with fitted wardrobes and an en-suite tiled shower room, a second double bedroom, a stylish three piece bathroom and a utility cupboard. This apartment comes with secure allocated parking and the developments comes with communal gardens and 24 hour on site concierge. The area offers great transport links including the New Islington Metrolink just a stones throw away. It is just a stroll along the canal to Piccadilly Train Station, Ancoats and the Northern Quarter and 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. Hatbox is enviably located less than 15 minutes walk to the bars and restaurants of Ancoats and the Northern Quarter and with the New Islington Tram Stop just outside the front gates of the development, access to the City Centre is ideal. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







## Features

- Two double bedrooms
- Seventh floor position
- 24 Hour Concierge
- Secure Allocated Parking
- Immaculate Condition
- Close to Metrolink
- Open plan dining kitchen
- Walk into the City
- EWS1 with B2 Rating
- Viewing essential

## Frequently Asked Questions

Lease Length: 999 years from construction.

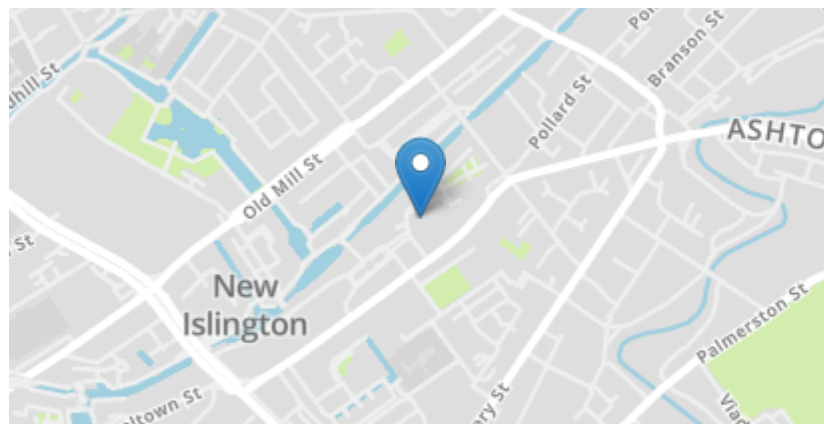
Ground Rent: £486.40 per year.

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

Building Insurance 23/24: £1,182.89

Reasons for sale of property? Relocate out of the city

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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