



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

MUNDAY STREET ANCOATS

OFFERS OVER
£300,000

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



VITALSPACE
INDEPENDENT ESTATE AGENTS

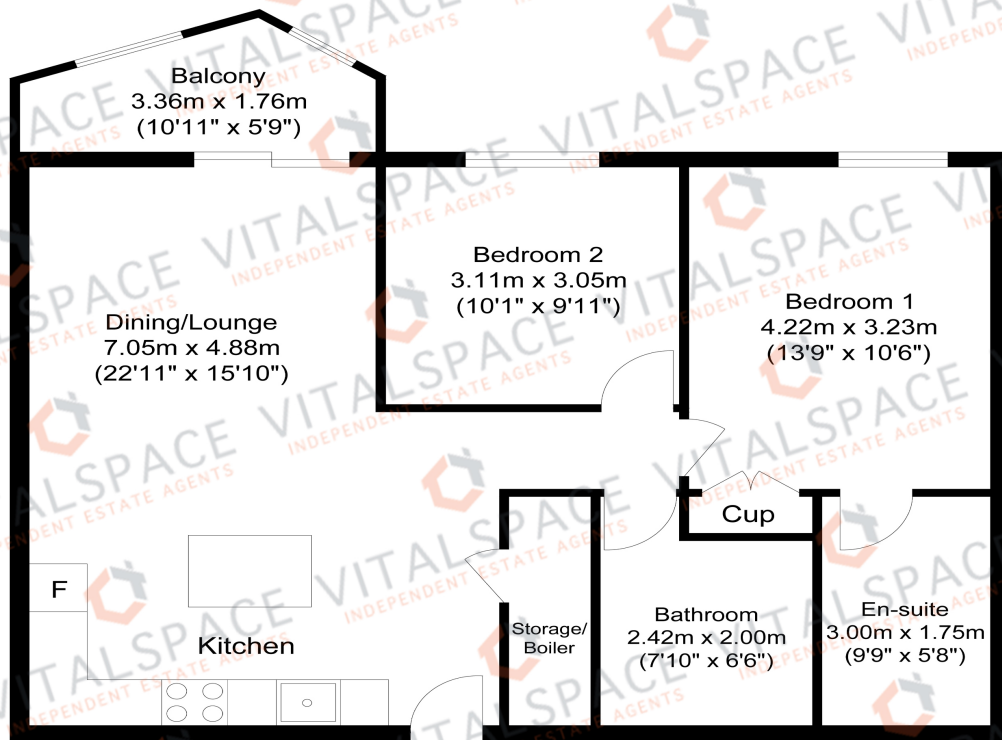


Munday Street, Ancoats, M4 7AZ

****VIDEO TOUR** - **SECURE ALLOCATED PARKING** - **NO ONWARD CHAIN** - **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 view of the Peak District, a double master bedroom with fitted wardrobes and an en-suite shower room, a second double bedroom, a stylish three piece bathroom and a utility cupboard. This apartments 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. 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. Available for sale with no onward chain, contact VitalSpace Estate Agents for further information or to arrange an internal inspection.**







Approximate Floor Area
786.30 sq. ft (73.05 sq.m)

Features

- Two Double Bedrooms
- Seventh floor position
- Secure Allocated Parking
- 24 Hour Concierge
- Immaculate Condition
- South Facing Aspect
- Close to Metrolink
- Luxury en-suite shower room
- Ideal first purchase
- Viewing recommended

Frequently Asked Questions

How long have the vendors owned the property for? 5.5 years. Purchased from the developer.

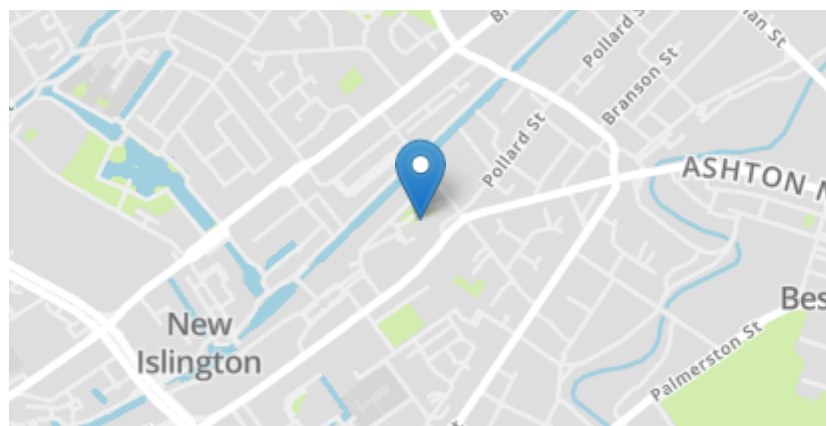
Lease Length? 999 years from construction.

Service Charge? £160 per month.

Ground Rent? £366 per annum.

What attracted the vendors to purchase the apartment? What attracted us to the property originally was of course the convenient location. We also loved the fact that the flat is south facing allowing for plenty of natural light, and a fantastic view of Peak District through the floor to ceiling windows. The built in balcony was also a huge advantage for us, because it makes the space usable all year round.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(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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