



# MUNDAY STREET NEW ISLINGTON

## £425,000

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



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

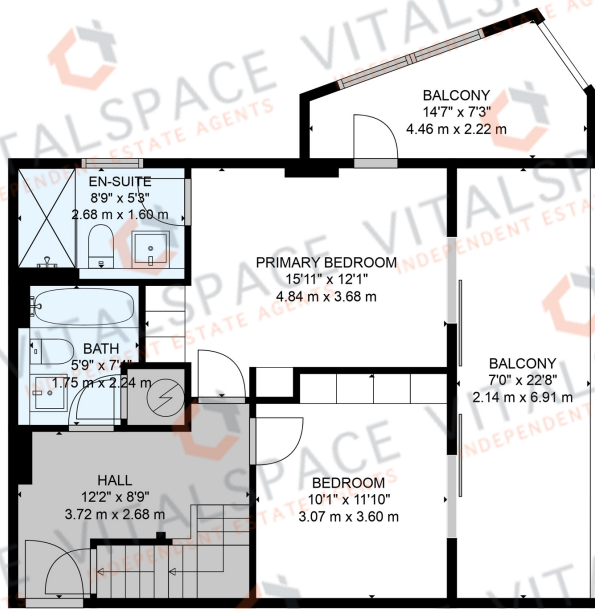


## Munday Street, New Islington, M4 7AZ

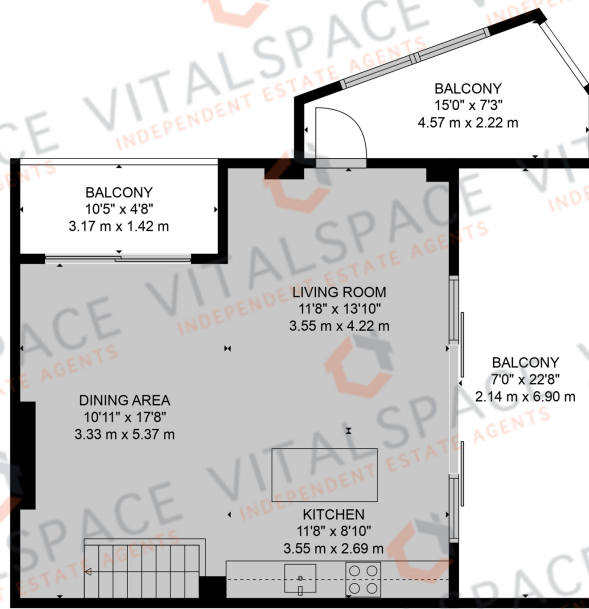
**\*\*VIDEO TOUR\*\* - \*\*DUPLEX APARTMENT\*\* - \*\*UNDERCOVER PARKING SPACE\*\* - \*\*MORTGAGE BUYERS WELCOME - EWS1 AVAILABLE\*\* -**  
VITALSPACE ESTATE AGENTS are privileged to offer for sale this simply stunning TWO DOUBLE BEDROOM, TWO BATHROOM DUPLEX apartment situated within the extremely desirable Hatbox development in New Islington. This immaculately presented duplex apartment is positioned on both the 6th and 7th floor of this modern development offering well proportioned accommodation measuring circa 1000 sqft of internal space and 500 sqft of external balconies/terraces. To the lower level (6th floor) a warm and welcoming entrance hallway provides entry into two double bedrooms, the master serviced by a luxury en-suite tiled shower room alongside a three piece family bathroom. Both bedrooms benefit from bespoke fitted wardrobes and access out onto a large terrace with open aspect views. A glass balustrade staircase rises up to the upper level (7th floor) where a generously sized open plan living/kitchen space with Quartz worksurfaces and integrated appliances opens into a dining area / living room alongside three large private covered terraces / balcony area's. All of which offer open aspect views with East and South orientations, perfect for alfresco dining during those summer months. Offered for sale with a larger than average undercover secure allocated parking space, communal gardens and 24 hour on site concierge. Further benefits of this enviable duplex apartment include excellent storage space, tailor made window coverings and a range of integrated appliances. The development itself 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.







FLOOR 1



FLOOR 2

## Features

- Two double bedrms
- Duplex Apartment
- 6th & 7th Floor Position
- 24 Hour Concierge
- Immaculate Condition
- Close to Metrolink
- Walk to bars / restaurants
- Undercover parking space
- Luxury bathroom & en-suite
- Five balconies / terraces

## Frequently Asked Questions

How long have you owned the property for? July 2016

Which way does the balcony face? Dual aspect balconies - South & East facing

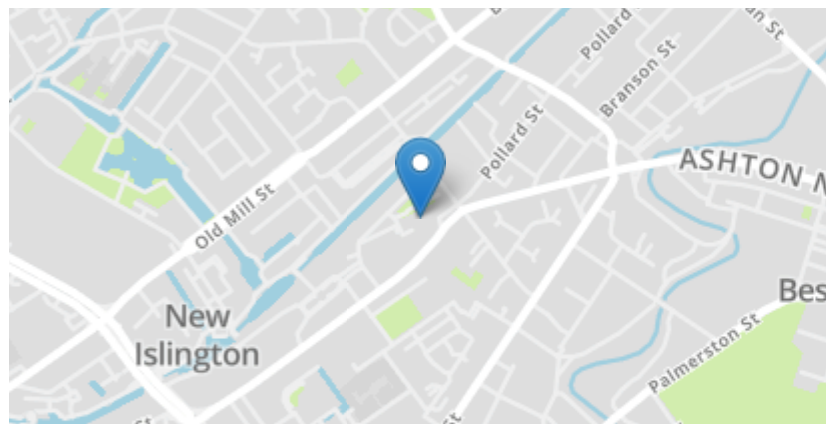
Reasons for sale of property? Upsizing and relocating

Lease Length: 999 years from construction (2014)

Ground Rent: £486.40 per year.

Service Charge: £247.00 per month.

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		
EU Directive 2002/91/EC		

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