



MUNDAY STREET ANCOATS

OFFERS OVER

£400,000

 3 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- B



VITALSPACE

INDEPENDENT ESTATE AGENTS

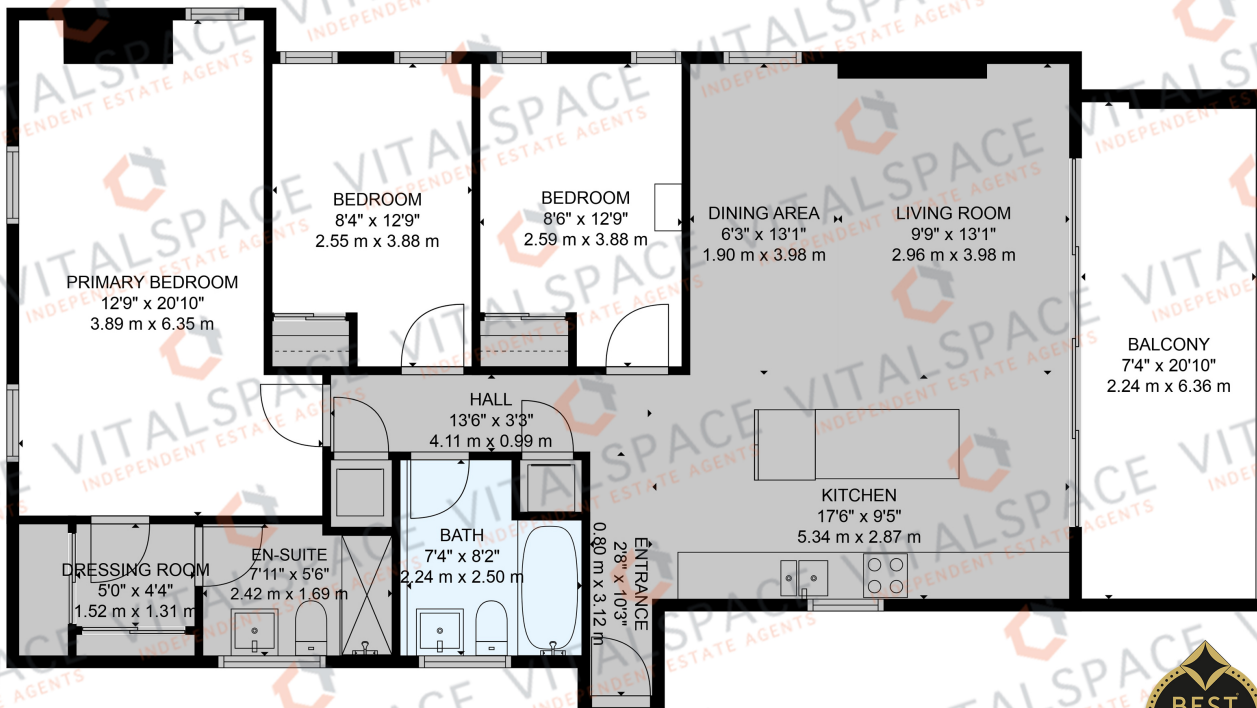


Munday Street, Ancoats, M4 7AY

****EWS1 AVAILABLE** - **NO ONWARD CHAIN** - **TWO PARKING SPACES**** - VITALSPACE ESTATE AGENTS proudly present an exquisite second floor THREE BEDROOM apartment for sale within the highly sought after Hatbox development in Ancoats. Measuring 1206 Sq ft, this highly desirable apartment features an open plan living/kitchen diner with a modern kitchen and central island, a spacious south facing terrace alongside an additional covered winter balcony, a double master bedroom with an en-suite shower room and walk-in wardrobe. Two further generously sized double bedrooms can be accessed via the hallway alongside a luxury three piece bathroom and a useful utility/laundry cupboard. Landscaped communal gardens and a 24-hour onsite concierge further add to the charm and convenience to this development. Two parking spaces come with this apartment found within the secure gated car parking area. New Islington Metro-link - zone 1 is just a stone's throw away, while Piccadilly Train Station and the popular Ancoats and Northern Quarter are both just a short stroll along the canal. The Manchester ring road is easily accessible, linking to the M60 and all major motorway networks. Manchester Airport is just twenty







Features

- Three double bedrooms
- Second floor position
- 24 Hour Concierge
- Contemporary Kitchen
- Two parking spaces
- Close to Metrolink
- Convient location
- Large walk out terrace
- No onward chain
- Viewing essential

Frequently Asked Questions

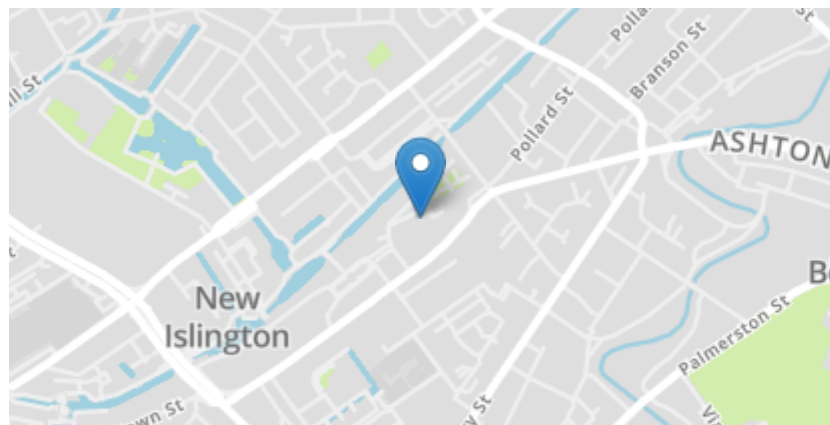
How long have the vendors owned the property for? 8 years. Purchased from the developer.

Lease Length? 999 years from construction. - 991 years remaining

Service Charge? £198.91 per month.

Ground Rent? £366 per annum.

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	86	86
(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	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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