



## Islington Wharf Mews, New Islington - Offers Over £300,000

Nestled in the heart of New Islington, Islington Wharf Mews is home to this stunning duplex apartment which is positioned on the third floor of the development. The kitchen is fully fitted with top of the range, integrated appliances and is open plan to the living and dining area - creating a perfect space for entertaining guests! There are two, generously sized double bedrooms, both of which benefit from fitted wardrobes. The main bedroom has access to a three-piece ensuite shower room and the second bedroom has French doors opening to a Juliette balcony overlooking the canal. There is an additional three-piece bathroom suite and a WC on the lower floor.

Islington Wharf Mews is a canal side development located on Old Mill Street and benefits from well maintained communal gardens. New Islington Marina is also just a stone's throw away, offering lovely outside recreational space with cafes, restaurants and bars in a waterside position. New Islington Metrolink stop is only a short walk away, and Piccadilly train station is within a 10 minute walk. There are plenty of cafés, bars, restaurants and shops to explore within Ancoats, New Islington and the Northern Quarter too.

- Stunning Duplex Apartment
- EWS1 in Place
- Two Generously Sized Bedrooms
- Immaculate Condition Throughout
- Two Bathrooms and an Additional WC
- Short Walk to Piccadilly Station
- Minutes Walk to New Islington Marina
- Excellent Transport Links



**GENERAL**

Rental Yield: 6% (based on an estimated rental price of £1500pcm)  
 Service Charge: £2,068.25 per annum  
 Ground Rent: £250 per annum  
 Floor Area: 872 sq.ft / 81 sq.m approx  
 Lease: 250 years from 8th March 2006  
 Council Tax Band: D  
 Management Company: Complete Property Management Solutions LTD

**HALLWAY**

Wooden flooring, spotlights and stairs leading to the upper floor.

**LIVING ROOM**

Triple glazed doors opening to a Juliette balcony, wooden flooring, phone/ TV point, radiator and spotlights.

**KITCHEN**

Open plan kitchen comprising range of wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, built-in microwave, sink with mixer tap and drainer, intercom entry system, radiator and wooden flooring.

**WC**

Accessed via the hallway is a downstairs WC with a double glazed window, tiled flooring, tiled walls and spotlights.

**LANDING**

Wooden flooring, spotlights, Velux window and access to a storage cupboard housing the boiler.

**BEDROOM 1**

Floor to ceiling double glazed windows, one of which opens to a Juliette balcony, carpeted flooring, spotlights, radiator, built-in wardrobes and access to the ensuite.

**ENSUITE**

Accessed via bedroom 1, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**BEDROOM 2**

Floor to ceiling double glazed French doors opening to a Juliette balcony, carpeted flooring, spotlights, radiator and built-in wardrobes.

**MAIN BATHROOM**

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, tiled flooring, tiled walls, extractor, spotlights and access to a storage cupboard with plumbing for a washing machine.

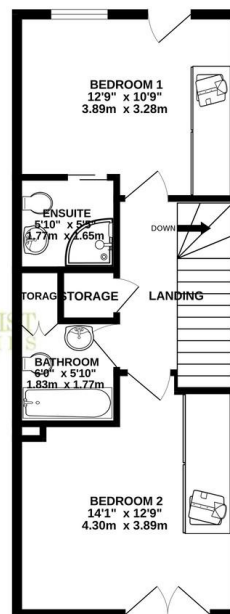
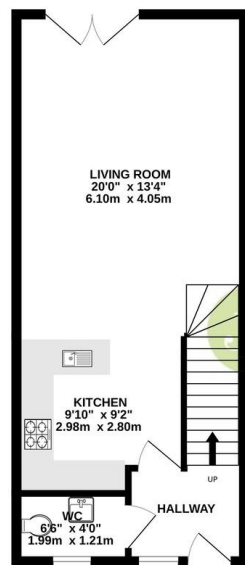
**OTHER**

This apartment has access to a communal garden overlooking the canal, with BBQ areas and also secure bike storage.



GROUND FLOOR  
425 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 02/21

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82      | 87        |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 38-54 | E             |         |           |
| 21-38 | F             |         |           |

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.