



## 124 ISLINGTON WHARF 153 GREAT ANCOATS STREET MANCHESTER, M4 6DN

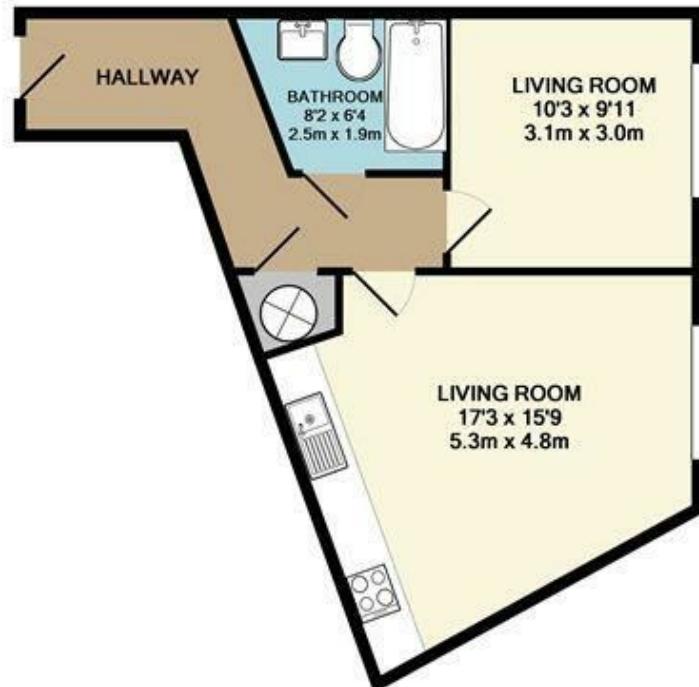
£165,000  
LEASEHOLD

Located in the vibrant area of New Islington, Manchester, this modern apartment on Great Ancoats Street offers a perfect blend of contemporary living and urban convenience. The property features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. With one spacious bedroom, it is ideal for individuals or couples seeking a comfortable home.

The apartment includes a stylish bathroom, designed with modern fixtures to enhance your daily routine. Its contemporary design and layout make it a desirable choice for those looking to enjoy the benefits of city living.

This property is currently tenanted until 15th March 2026, making it an excellent investment opportunity for buyers seeking a rental income. Additionally, an EWS1 form is available, which is particularly beneficial for mortgage buyers, ensuring peace of mind regarding the building's safety and compliance.

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TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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