



*Jordan fishwick*

Apt 41 Islington Wharf, 151 Great Ancoats  
£950 Per Calendar Month



## Islington Wharf Ancoats M4 6DH

£950 Per Calendar Month




### The Property

Available Early April. Fantastic 5th floor waterside apartment in Islington Wharf, Ancoats. Situated on the Ashton Canal Route and just a short walk to Piccadilly and the Northern Quarter, this apartment is one not to be missed! The apartment comprises of; large living area with wooden floors and floor to ceiling windows, dining area, and kitchen with integrated appliances (including dishwasher) and stylish breakfast bar. Good sized bedroom and large stylish bathroom with bath and mixer shower. Furnished. Council Tax Band C. EPC Rating B. \*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\*

- LET AGREED
- 5th Floor
- New Islington Location
- One Bedroom Apartment
- Floor to Ceiling Windows
- Tax Band C
- EPC Rating B
- Water Views
- Adjacent to Metrolink
- No Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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