



Apartment 403 Atelier, 2 Islington Street , Salford, M3 5LG

**** BRIGHT REAR ASPECT POSITION **** An immaculate one bedroom apartment located on the top (fourth) floor of a modern development which occupies a convenient location close to Manchester city centre. Atelier was completed in 2021 and is situated opposite Bexley Square. It offers a number of units on the ground floor one of which is an independent coffee shop and there are further cafes, restaurants and shops within close proximity. It also benefits from a podium level garden & communal workspace. The property is positioned towards the rear of the building and is a short walk from Spinningfields and the newly established St John's neighbourhood as well as transport links including Salford Central train station and bus network which runs right outside the front of the development along Chapel Street. The well proportioned interior briefly comprises; entrance hall with storage cupboard, open plan living room, stylish kitchen with integrated Zanussi appliances and dining space, double bedroom with built in wardrobe and luxury Villeroy & Boch bathroom suite. EPC rating (B)

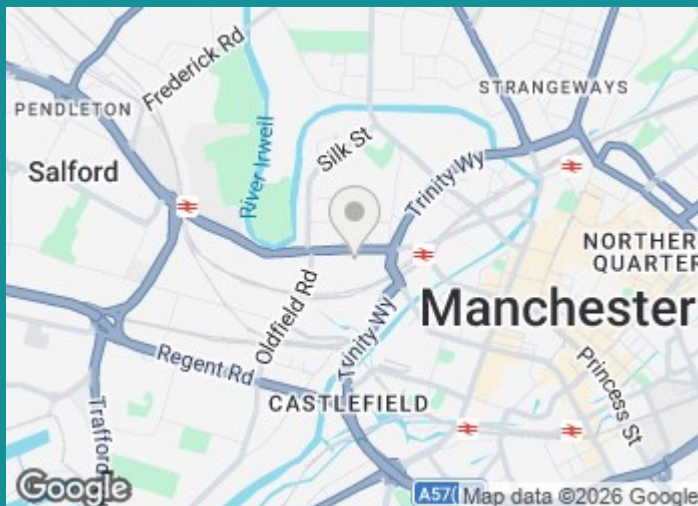
Lease: 250 years from 2019
Annual Ground Rent: Peppercorn
Annual Service Charge: £1797.48

Offers Over £175,000

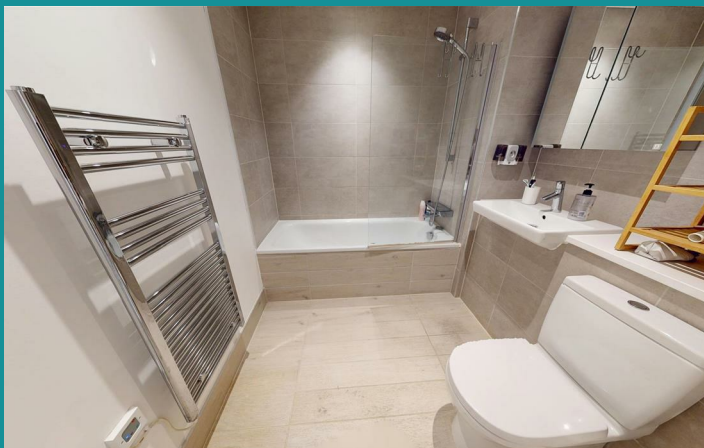
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- TOP (FOURTH) FLOOR POSITION
- RESIDENTS PODIUM GARDEN & COMMUNAL WORKSPACE
- CONVENIENT LOCATION CLOSE TO PEEL PARK, TRANSPORT LINKS & EATERIES
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- BRIGHT & WELL PRESENTED APARTMENT
- SECURE FOB ENTRY SYSTEM
- MODERN PURPOSE BUILT DEVELOPMENT ON THE FRINGES OF MANCHESTER CITY CENTRE
- EWS1 FORM AVAILABLE WITH A1 RATING
- SHORT WALK FROM SPINNINGFIELDS, ST JOHNS & DEANS GATE
- HIGH SPECIFICATION THROUGHOUT



Directions



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	