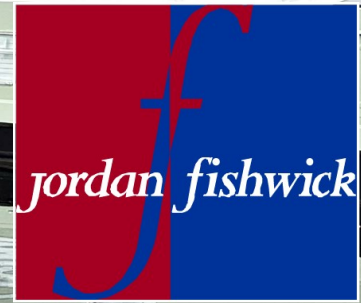




New Islington  
1990



# Apt 9 1 Keepers Quay, New Islington, Manchester, M4 6GJ

We are pleased to have for sale this top floor two bedroom apartment found in the Keepers Quay development, New Islington. This corner unit comprises of a spacious open plan living room with a skylight, access to a balcony giving stunning views of the New Islington Marina. A high specification kitchen with integrated appliances and complimentary lighting. Two double bedrooms with the master including a private balcony. A family sized bathroom and a separate w/c. A standout feature of the property being the wooden accents throughout. Secure Allocated Parking. Mortgage Buyers Welcome. NO Chain. EWS1 form available with B1 rating, completed March 2021.

## Asking Price £390,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hallway

Leads to all rooms;

#### Lounge

9'6" x 18'8"

Spacious open plan lounge, tiled flooring, wooden walls, stunning sky light, large double glazed window, spot lighting, electric heater, access to the balcony with stunning views of new islington marina.

#### Kitchen

9'11" x 13'1"

Range of wall and base units with complimentary kitchen worktop, under cabinet lighting, integrated, oven / hob, fridge / freezer, dishwasher.

#### W/C

4'10" x 5'3"

Part tiled, low Level W.C, hand wash basin, fitted mirror, chrome heated towel rail, storage with plumbing for a washing machine.

#### Bathroom

6'5" x 5'6"

Part tiled, fitted mirror, bath with glass shower screen, shower attachment with mixer, chrome heated towel rail.

#### Master Bedroom

16'7" x 9'9"

Tiled flooring, stunning sky light letting lots of natural light in, fitted wardrobe, spot lighting, private balcony.

#### Bedroom One

16'7" x 8'1"

Tiled flooring, electric heater, spot lighting, large double glazed UPVC window.

#### Externally

Balcony accessed through lounge. Private balcony through master bedroom. Secure Allocated Parking.

### Additional Information

Service Charge- £5,580.00

Ground Rent - £250.00

Leasehold - 250 years from 2013

Council Tax Band - C

EPC Rating - C

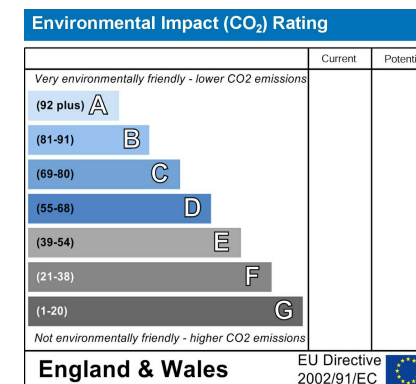
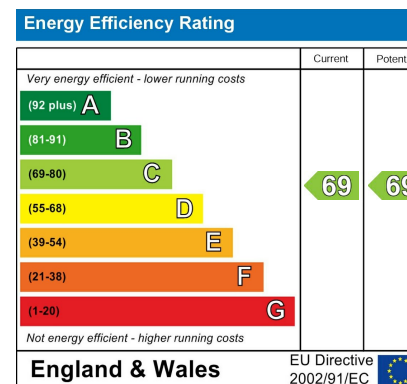
Managing Agent -

### Agents Notes

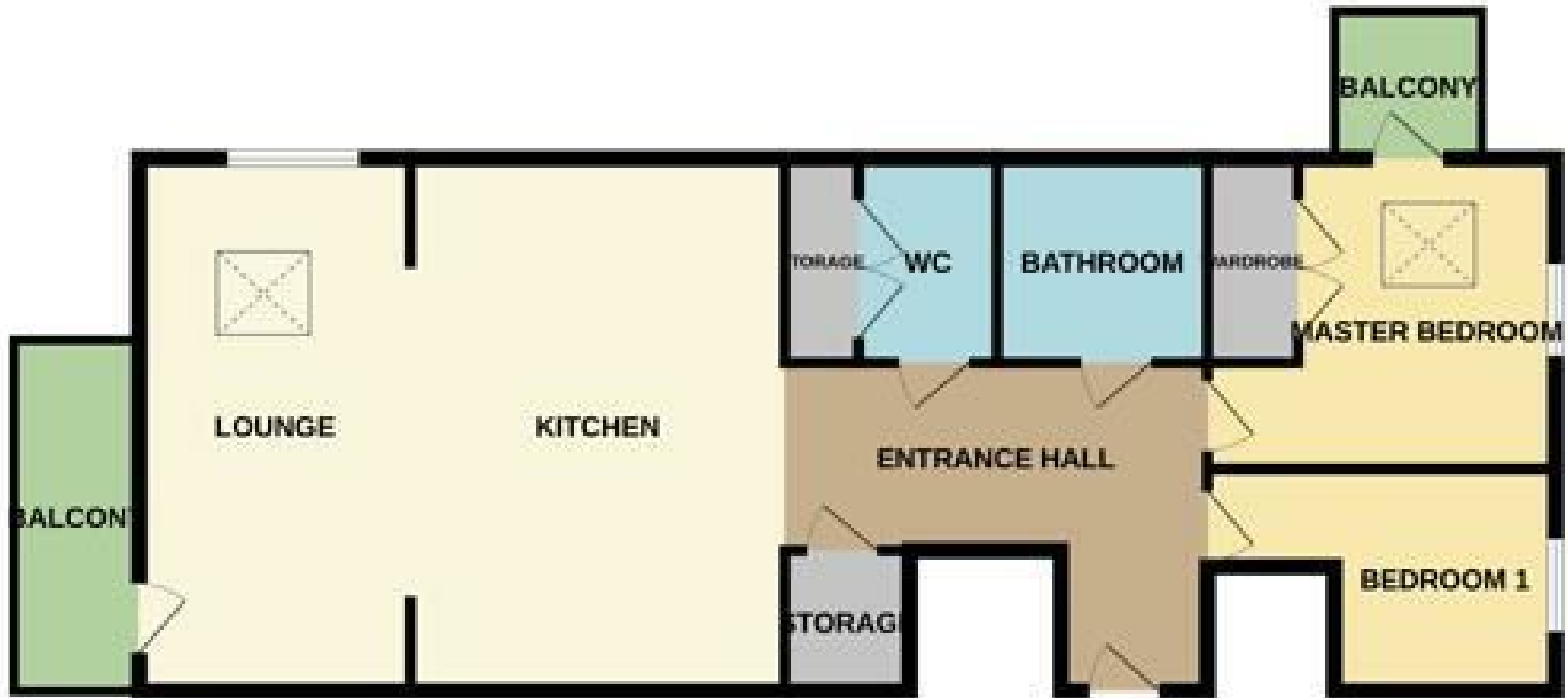
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### Disclaimer

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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

