



The Plaza, New Islington

£250,000 Leasehold

2 bedroom apartment for sale

Description

NPP Residential is delighted to present this stylish two-bedroom two-bathroom apartment that has parking included. Located in the highly sought-after New Islington area. X1 The Plaza benefits from excellent amenities, including a fully equipped gym.

Internally, this spacious apartment features a modern open-plan kitchen and living area, with a large L-shaped balcony that is accessible from both the living room and the master bedroom. The property offers two double bedrooms, with the master benefiting from an en-suite shower room, alongside a separate main bathroom. Additionally, this apartment includes one allocated parking space.

This property is perfectly situated, only a few minutes' walk from the New Islington tram stop and just ten minutes from the vibrant Northern Quarter, Ancoats, and Piccadilly Station.

****AGENTS NOTE - photos taken before tenants moved in****

Council Tax Band: C (Manchester City Council)

Tenure: Leasehold (230 years)

Ground Rent: £350 per year

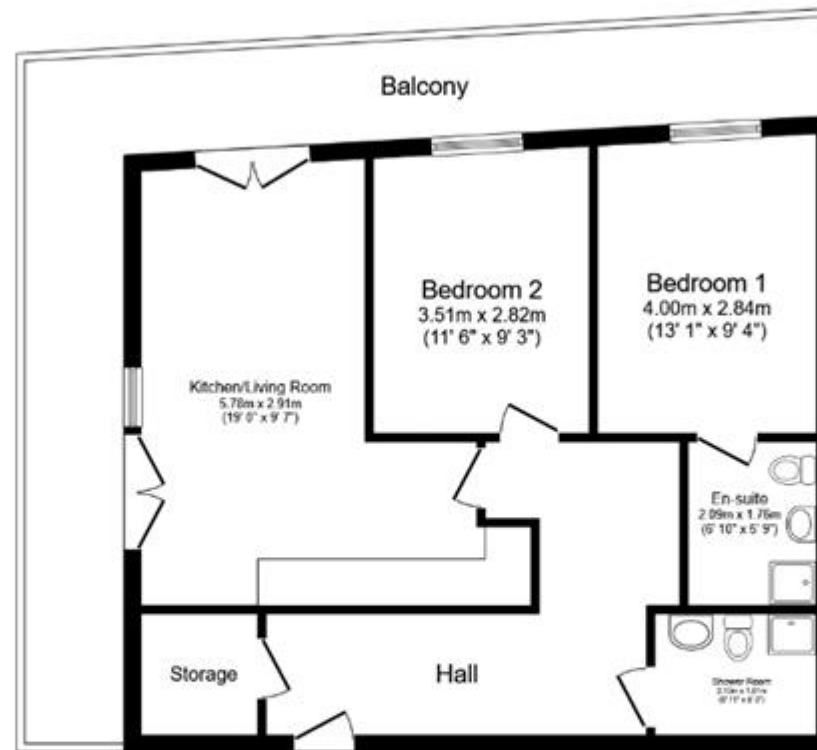
Service Charge: £2,942.16 per year

Parking options: Off Street



Tenure

Leasehold

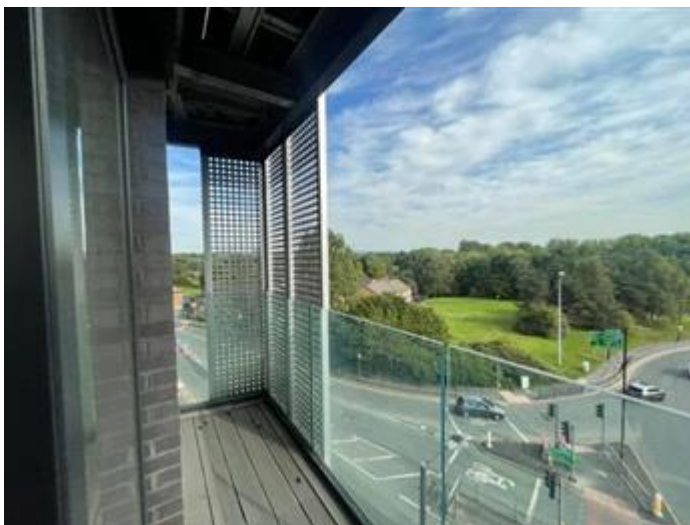


Floor Plan

Floor area 66.1 m² (712 sq.ft.)

TOTAL: 66.1 m² (712 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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