



Badby Close | Manchester | M4 7EY

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TO BE SOLD BY ONLINE AUCTION ON 21ST JANUARY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

5b Badby Close, New Islington, M4 7EY.

First floor apartment with lounge, kitchen, bedroom and bathroom. Allocated parking and communal garden. Electric heating and double glazing. Vacant possession. Situated within walking distance of Islington Marina, a waterside neighbourhood dotted with moored canal boats and bustling eateries.

** VIRTUAL TOUR COMING SOON **

Additional Information

A contemporary development occupying a prime location for residents requiring city centre living a short distance from Piccadilly and the Northern Quarter and just moments from New Islington tram stop and New Islington Green.

Given its proximity to The Etihad Stadium and The Co-op Live Arena, it would make an excellent Airbnb.

Tenant ready property rental values in the area are in the region of £850 to £950 per month. EPC rating C. Sold as seen.

Auction consultant dealing with this property

Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

Floorplan coming
soon.

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www.edwardmellor.co.uk

Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 63 Years

- Annual Service Charge: £1190

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
T: 0161 443 4740
E: auction@edwardmellor.co.uk



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