



**JULIE TWIST
PROPERTIES**



Bombay House, Whitworth Street, Manchester

Asking Price Of £200,000

This two-bedroom apartment is located within the heart of Granby Village on Whitworth Street putting you in a prime location of the city centre. Situated on the second floor this property offers living/dining area, spacious separate kitchen, two double bedrooms with an ensuite to the master and a separate main bathroom. The property also includes two allocated underground parking spaces.

Bombay House also benefits from access to the communal swimming pool, gym and games room. Piccadilly, Oxford Road and the Village are only a short walk away putting you within reach of transport links, bars, restaurants and shops.

- Two Bedrooms
- Two Parking Spaces
- Two Bathrooms
- Second Floor
- Separate Kitchen
- Gym & Swimming Pool on Site
- Close to Piccadilly
- Short Walk to Oxford Road

GENERAL

Rental Yield: 7.8% (Based on expected rental of £1300pcm)
Service Charge: £2150 pa
Ground Rent: TBC
Lease: 125 years from 01.01.1991
Council Tax Band: E, Approx. £1754.04 pa
Management Company: Scanlans
Periodic tenancy in place paying £750pcm

HALLWAY

Wooden flooring, two ceiling lights and access to storage cupboard housing the boiler.

LIVING ROOM

Double glazed window, laminate flooring, wall mounted heater, intercom entry phone, phone/tv point, and ceiling lighting.

KITCHEN

Separate kitchen comprising a range of wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring ceramic hob with extractor over, ceramic sink with mixer tap, tiled flooring, four spotlights and extractor fan.

MASTER BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, ceiling lights and entrance to the ensuite.

ENSUITE

Accessed via the master bedroom the ensuite comprises of shower cubicle, WC, wash hand basin, wall mounted heater, laminate flooring, mirror, extractor and ceiling lights.

BEDROOM 2

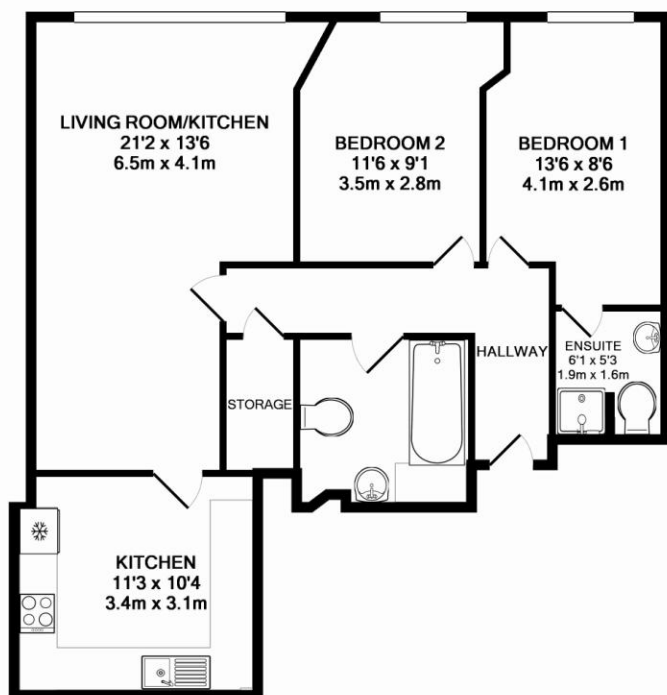
Double glazed window, carpeted flooring, wall mounted heater, tv point and ceiling lighting.

BATHROOM

Three piece bathroom comprising bath, WC, sink with mixer tap, lino flooring, partially tiled walls, mirror, extractor fan and ceiling lighting.

PARKING

There are two allocated underground parking spaces included in the sale of the property.



TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

