



**JULIE TWIST
PROPERTIES**



Icon 25, High Street, Manchester

Offers Over £140,000

This one bedroom apartment is located within Icon 25 on High Street within the heart of the Northern Quarter. Positioned on the second floor this property offers a great-sized living area, open plan kitchen with integrated appliances, double bedroom with ample space for wardrobe/dresser and a three piece modern bathroom. Icon 25 is minutes from the array of bars, cafes, shops and restaurants that the Northern Quarter is renowned for, as well as The Arndale Shopping Centre, Corn Exchange and The Printworks. Piccadilly & Victoria train station are only a short walk away putting you within easy reach of transport links and Metrolink stops.

- One Double Bedroom
- Northern Quarter Location
- Second Floor
- Close to Piccadilly
- Tenanted Until 2nd May 2017
- Minutes to Arndale Centre
- Close to Victoria Train Station
- Secure Development

GENERAL

Rental Yield: 6.4% (Based on expected rental of £750pcm)
Service Charge: £934.10 pa
Ground Rent: £150 pa
Lease: 250 years from 01.01.2006
Council Tax Band: C, Aprx £1335.21 pa
Management Company: Urban Bubble
Tenancy in place until 2nd May 2017 paying £750pcm

HALLWAY

Laminate flooring, wall mounted heater, spotlights and cupboard housing the boiler and plumbing for washing machine.

LIVING ROOM

Two double glazed windows, carpeted flooring, phone/tv point, wall mounted heater and ceiling light.

KITCHEN

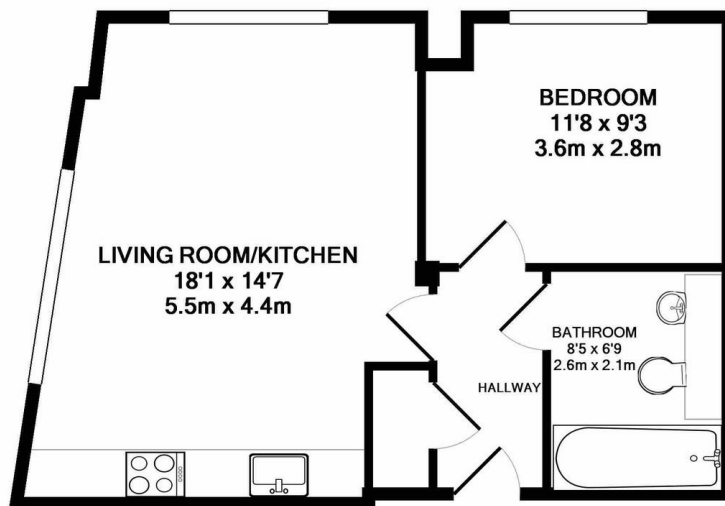
Open plan to the living room, the kitchen comprises a range of wall and base units, integrated fridge, integrated freezer, sink with mixer tap, built-in oven with four ring hob and extractor over, under-unit lighting, tiled flooring and ceiling lighting.

BEDROOM

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

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, wash hand basin with mixer tap, wall mirror, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.4 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
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