



**JULIE TWIST
PROPERTIES**



Store Street, Manchester - Offers Over £190,000

Julie Twist Properties are delighted to present this lovely duplex apartment on Store Street, part of the Wharf Close Development. The Apartment has its own front door and is split over two levels, feeling very much like a house rather than an apartment. There is a good size entrance hallway with storage which leads onto a spacious lounge with plenty of room for both dining and lounging areas. The Kitchen is separate very functional space with fitted cupboards and integrated oven and hob. On the first floor there is a large bathroom with three piece suite which is modern and in very good condition. A master bedroom which is a really good size and a second double bedroom, all accessed via the landing. This property is really unique and not something which comes available on the Manchester Property Market very often. It has gas central heating and has been lovingly cared for by the current owners so is in a very good condition throughout. The location is amazing, only three minutes' walk to Piccadilly Station making it a nice and easy commute for professionals travelling outside of Manchester. It's under ten minutes' walk to all the hustle and bustle of the Northern Quarter and Market Street which offers all you'll need, plenty of restaurants, bars, shops and supermarkets.

- Two Double Bedrooms
- Duplex Apartment
- Gas Central Heating
- Separate Kitchen
- In Good Condition Throughout
- Excellent Location
- Close to Northern Quarter
- Three Minutes Walk to Piccadilly Station

GENERAL

Rental Yield: 5.4% (Based on expected rental of £850pcm)

Service Charge: £840pa approx.

Ground Rent: £150pa

Lease: 125 years from 1 January 2000

Council Tax Band: C, £1392.69pa

Management Company: Urban Bubble

HALLWAY

Laminate flooring, ceiling light, access to storage cupboard, radiator and stairs leading up to first floor.

LIVING ROOM

Double glazed window, laminate flooring, two radiators, phone/TV point and spotlights.

KITCHEN

The kitchen comprises wall and base units, space for fridge/freezer, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, space for washing machine, boiler, laminate flooring, ceiling lights and extractor.

MASTER BEDROOM

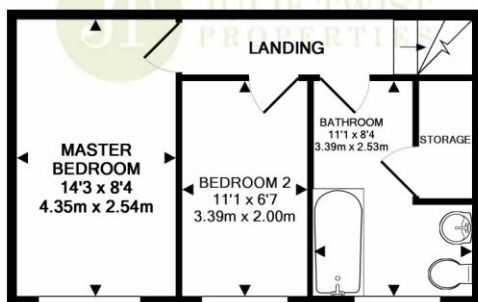
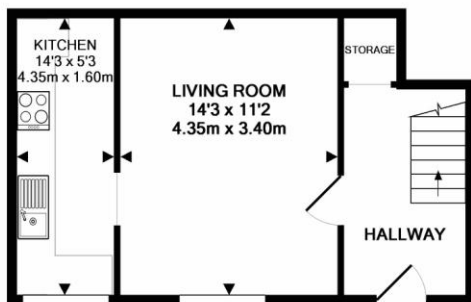
Double glazed window, laminate flooring, radiator, TV point and ceiling light.

BEDROOM 2

Double glazed window, laminate flooring, radiator and ceiling lights.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled walls, tiled flooring, extractor, double glazed window, access to a storage cupboard with space for a tumble dryer and ceiling light.



TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 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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