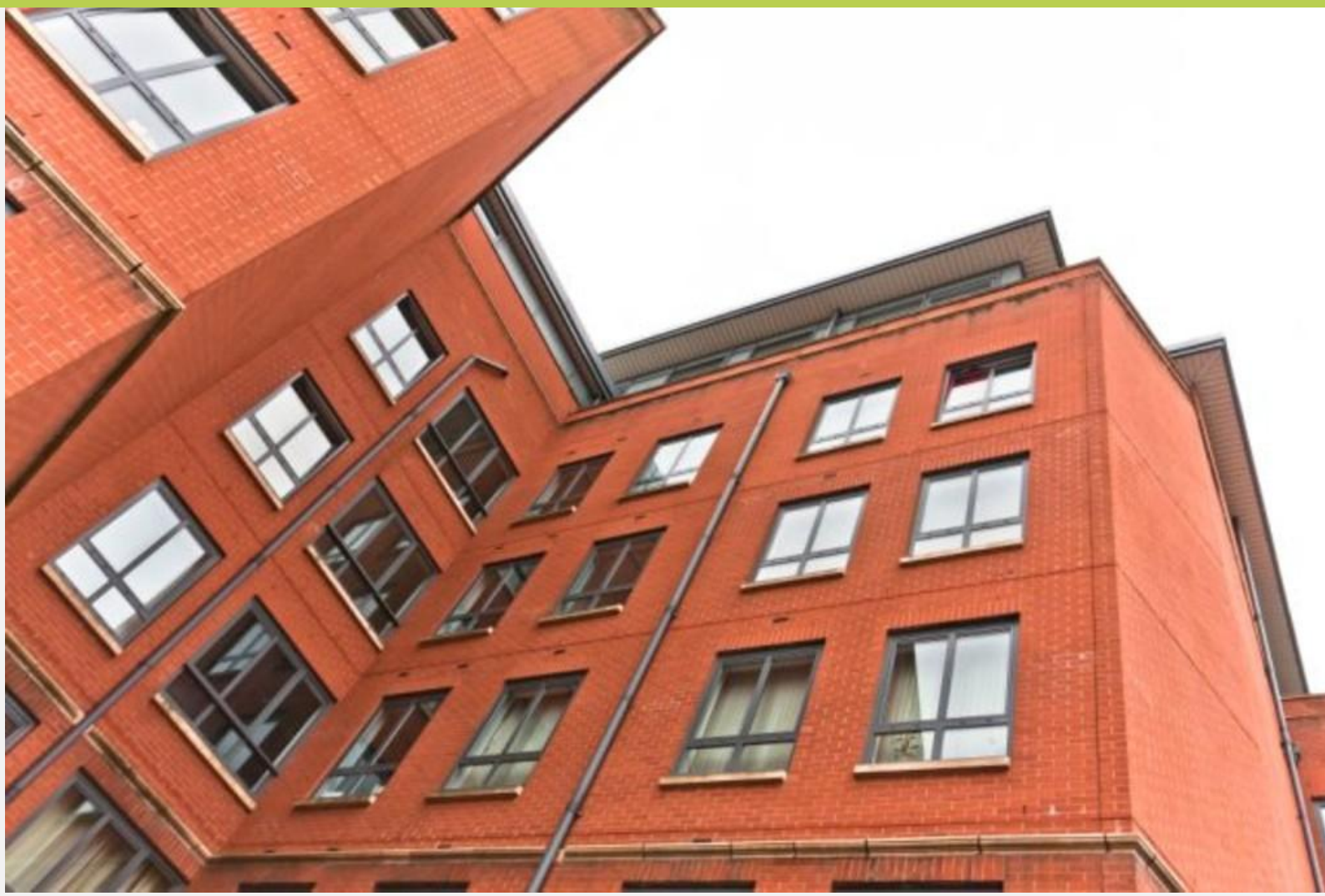
JULIE TWIST PROPERTIES



Brook House, Ellesmere Street, Castlefield

Asking Price Of £170,000

Julie Twist Properties offer this two bedroom apartment within the Brook House development in Castlefield Locks. The property is set on the third floor and offers a spacious entrance hall, open plan living/kitchen area, two great-sized double bedrooms and three piece bathroom.

The development benefits from having a 24hr concierge and well-kept communal areas. Brook House is located within Castlefield but is only a short walk from Deansgate providing access to plenty of bars, shops, restaurants and transport links.

- Two Double Bedrooms
- Castlefield Location
- 24hrs Concierge Service
- Larger Than Usual Apartment
- Third Floor
- Great Views
- Fantastic Investment Opportunity
- Spacious Living Room

237-239 Deansgate, Manchester, M3 4EN, England
MM2 Building, Pickford Street, Manchester, M4 5BT
Sovereign Point, 31 The Quays, M50 3AX
T: 0161 834 8486
E: office@julietwist.com
www.julietwist.co.uk

GENERAL
Rental Yield: 5.6% (Based on current rental price of £800pcm)
Service Charge: £ 1,400 pa
Ground Rent: £200 pa
Lease: 999 years from 01.01.2003
Council Tax Band: D, Aprx £1502.12 pa
Management Company: Scanlans
Vacant Possession

HALLWAY
Laminate flooring, cupboard housing the boiler, radiator and ceiling lighting.

LIVING ROOM
Double glazed doors to Juliet balcony, laminate flooring, phone/tv point, intercom entry phone, radiator, spotlights and wall lighting.

KITCHEN
Open plan to the living room, the kitchen comprises a range of wall and base units, built-in oven, four ring hob with extractor over, integrated fridge/freezer, space and plumbing for washing machine, stainless steel circular sink with mixer tap and drainer, under-unit lighting and spotlights, breakfast bar.

MASTER BEDROOM
Larger than usual master bedroom, double glazed window over looking communal area, wall mounted radiator, carpeted flooring and ceiling lighting.

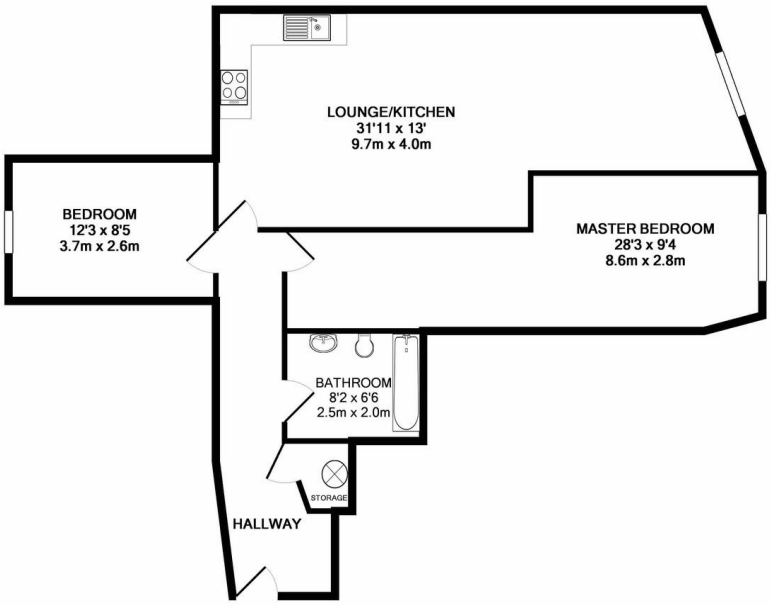
SECOND BEDROOM
Good size double bedroom, double glazed window over looking the water, wall mounted radiator, carpeted flooring and ceiling lighting.

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









TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 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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