



**JULIE TWIST
PROPERTIES**



Great Northern Tower, Watson Street, Manchester

Asking Price of £310,000

This two bedroom apartment is located on the 11th floor of the sought-after Great Northern Tower development. Set back just off Deansgate, this property is within minutes of convenience stores, cafes, bars and restaurants as well as Deansgate train and metrolink station. The property is immaculately presented throughout and with floor-to-ceiling windows in most rooms its very bright and airy too. There are two double bedrooms with an ensuite shower room to the master, a great-sized utility room which is a rarity in apartments, plus an open plan living/kitchen area which leads off to a balcony boasting stunning views of the city centre and towards the Pennines. Great Northern Tower also has the added benefit of a 24hr concierge service.

- Two Double Bedrooms
- 11th Floor
- Stunning City Centre Views
- Two Bathrooms
- Balcony
- 24hr Concierge
- Deansgate Location
- Immaculately Presented

GENERAL

Rental Yield: 4.5% (Based on expected rental of £1150pcm)

Service Charge: £2316 pa

Ground Rent: £275 pa

Lease: 150 years from 2008

Management Company: Rendall & Rittner

This property is chain free.

HALLWAY

Carpeted flooring, intercom entry phone, storage cupboard, wall lights and wall mounted heater.

LIVING ROOM

Oak flooring, floor-to-ceiling windows, wall mounted heater, phone/tv point, wall and ceiling lighting plus access to balcony.

KITCHEN

Open plan kitchen comprising breakfast bar, wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven, four ring hob with extractor fan over, stainless steel sink with mixer tap, tiled flooring and spotlights.

MASTER BEDROOM

Floor-to-ceiling windows, carpeted flooring, wall mounted heater, wall and ceiling lighting, plus access to the ensuite shower room.

ENSUITE

Accessed via the master bedroom, the ensuite bathroom comprises shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, wall mirror, partially tiled walls and tiled flooring.

BEDROOM 2

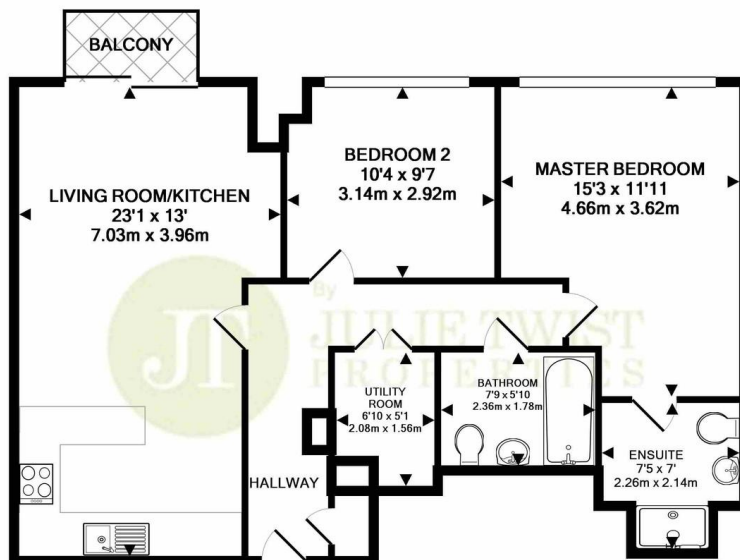
Floor-to-ceiling windows, laminate flooring, wall mounted heater and ceiling lighting.

BATHROOM

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

UTILITY ROOM

Ceiling lighting, houses the boiler and washing machine.



TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 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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