



JULIE TWIST
PROPERTIES



Deansgate Quay, 388 Deansgate Quay

£140,000

A great size one bedroom apartment in the very centrally located development Deansgate Quay. The development is only seconds away from Deansgate Station in Knott Mill, right in the heart of the city centre and is only a few minutes walking distances to pubs, bars and restaurants.

The accommodation briefly comprises of a spacious hallway with access to a WC and separate storage cupboard and then leading onto the large open plan kitchen, dining and living area. This apartment is situated on the corner aspect offering plenty of light and a lovely sunset in the evening to be enjoyed on your own private balcony. The bedroom is also spacious and south facing and is open onto it's own en-suite shower room.

- One Bedroom
- En-Suite Shower Room
- Separate WC
- Good Condition
- Fourth Floor
- Balcony
- Corner Position
- Spacious

GENERAL

Rental Yield: 6.9% (Based on expected rental of £800pcm)
Service Charge: £1176 pa
Ground Rent: £100 pa
Lease: 997 years from March 1998 (979 years remaining)
Council Tax Band: D, Aprx £1435.12 pa
Management Company: Revolution
Tenancy in place until 6th February 2017 paying £600pcm

HALLWAY

Laminate flooring, spotlights, access to cupboard housing the boiler.

WC

Accessed via the hallway, WC, sink with mixer tap, heated towel rail, partially tiled walls, laminate flooring, extractor and spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, space for fridge/freezer, integrated dishwasher, built-in oven with four ring halogen hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, spotlights and extractor.

LIVING ROOM

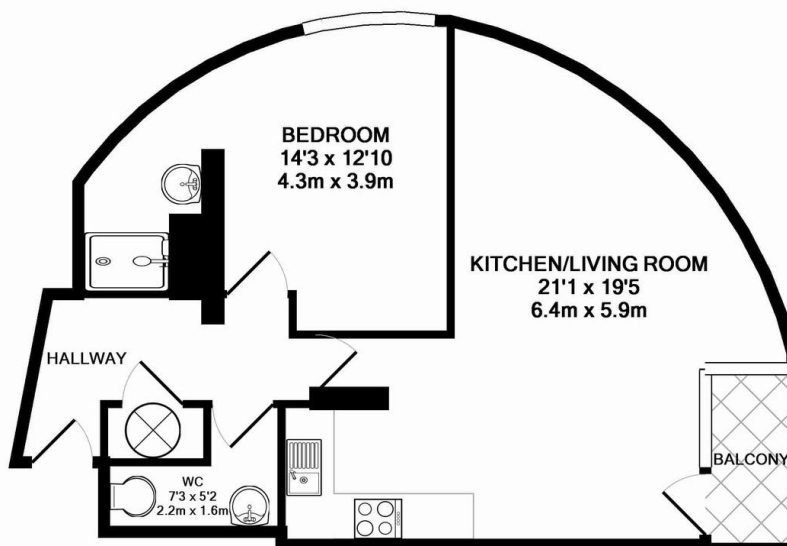
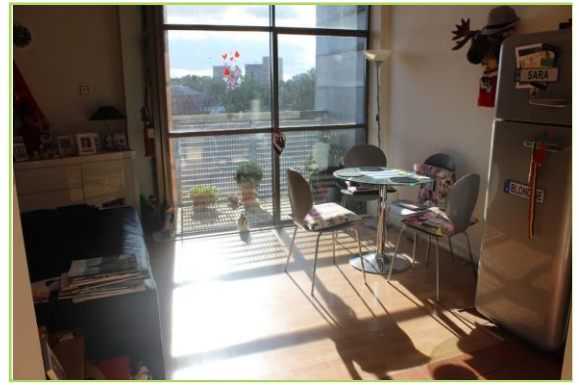
Double glazed window and double glazed door onto balcony, laminate flooring, wall mounted heater, phone/TV point, intercom entry system, spotlights and ceiling lights.

BEDROOM

Double glazed window, laminate flooring, wall mounted heater, phone/TV point and ceiling light.

ENSUITE SHOWER ROOM

Open plan from the bedroom, the shower room comprises of a shower cubicle, wash hand basin with mixer tap, heated towel rail, partially tiled walls, laminate flooring, extractor and spotlights.



TOTAL APPROX. FLOOR AREA 509 SQ.FT. (47.3 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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