



**JULIE TWIST
PROPERTIES**



Great Northern Tower, Manchester - Asking Price of £260,000

Julie Twist properties are delighted to present this two bedroom, two bathroom apartment in the sought after Great Northern Tower. Positioned on the fourth floor, this is a spacious and well-proportioned apartment overlooking the Great Northern Warehouse. The property has two good size double bedrooms, the master bedroom benefiting from its own en-suite. There is a main bathroom off the hallway as well as two storage cupboards. The main living space has an open plan fully fitted kitchen and room for both living and dining areas. It comes complete with its own private balcony, perfect for taking in Manchester City Centre hustle and bustle.

The Great Northern Tower is situated in the middle of Deansgate, in one of the best locations on offer in Manchester. It's a walking distance to all the city centre train stations and St Peter's Square Metrolink stop is under 5 minutes' walk away. Deansgate itself has numerous restaurants, bars and cafes on offer and just opposite the development is the Great Northern warehouse complex which has a cinema, bowling, casino and restaurants.

- Two Double Bedrooms
- Two Bathrooms
- In Good Condition
- Balcony
- Deansgate Location
- 24hr Concierge
- Fourth Floor
- Close to Spinningfields

GENERAL

Rental Yield: 5.1% (Based on expected rental of £1100pcm)
Service Charge: £2488.28pa
Ground Rent: £200pa
Lease: 150 years from 31.12.2003
Council Tax Band: E, Aprx £1835.93
Management Company: Rendall & Rittner

HALLWAY

Laminate flooring, wall lights, access to storage cupboard with plumbing for washing machine, access to cupboard housing the boiler, wall mounted heater, intercom.

LIVING ROOM

Double glazed window and double glazed sliding doors onto balcony, laminate flooring, two wall mounted heaters, phone/TV point, ceiling lights and wall lights.

KITCHEN

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

MASTER BEDROOM

Double glazed window, laminate flooring, wall mounted heater, phone/TV point, ceiling lights, wall lights and entrance to the ensuite.

ENSUITE

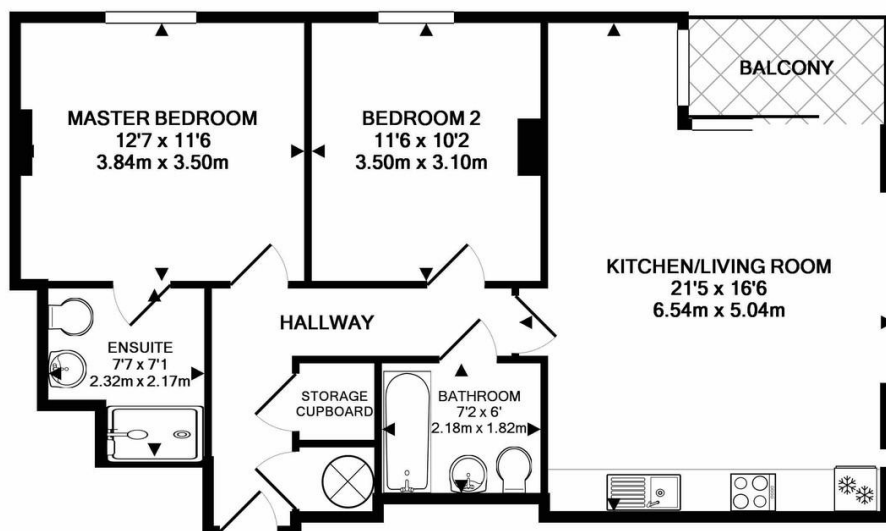
Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed window, laminate flooring, wall mounted heater, phone point and ceiling lights.

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 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

Made with Metropix ©2017

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

