JULIE TWIST PROPERTIES



Burton Place, Worsley Street, Castlefield - Offers Over £170,000

This is a modern and well-designed two bedroom property in Burton Place based in Castlefield. Burton Place was developed by Urban Splash and designed by Glenn Howells architects and has been thoughtfully designed throughout making the most of the apartments' space. The property has two good size bedrooms, with the second bedroom having a sliding door onto the living room creating flexible living. The bathroom is modern and well-kept and is accessible from the long entrance hallway which also has access to two good size storage cupboards. The living area is open to the kitchen and has floor to ceiling bi-folding doors onto the balcony. This property also comes with parking.
Burton Place is located just off Ellesmere Street which has a local shop and a couple of café's and bars. Only 5 minute's walk away is the heart of Castlefield where several pubs, bars and restaurants are located along the canals and cobbles streets. Deansgate station and Deansgate Road are 10 minutes' walk away giving easy access to the city centre and train stations alike.

- Two Bedrooms
- Parking
- Balcony
- Modern Finish
- Castlefield Location
- Ten Minutes Walk to Deansgate
- Close to Motorway Links
- Third Floor

ARLA Association of Residential Letting Agents
NAEA National Association of Estate Agents
The Property Ombudsman

GENERAL
Rental Yield: 6.4% (Based on expected rental of £900pcm)
Service Charge: TBC
Ground Rent: TBC
Lease: TBC
Council Tax Band: C, Aprx £1335.21 pa
Management Company: TBC
Tenancy in place until 19.06.17 paying £875pcm

HALLWAY
Laminate flooring, spotlights, access to storage cupboard housing the boiler and with plumbing for a washing machine, access to another storage cupboard.

LIVING ROOM
Double glazed bi-folding doors onto balcony, laminate flooring, two wall mounted heaters, phone/TV point, intercom entry system and spotlights.

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

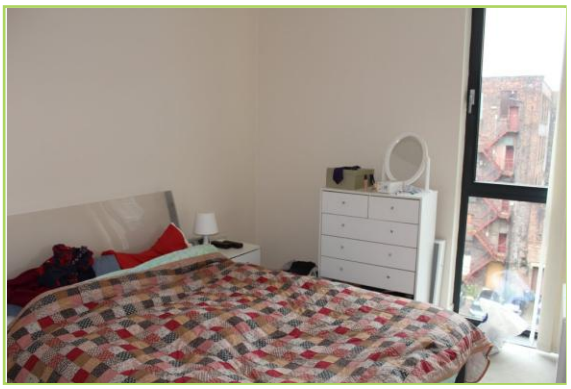
MASTER BEDROOM
Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, ceiling lights and built-in wardrobes.

BEDROOM 2
Double glazed window, Laminate flooring, wall mounted heater, phone/TV point ceiling lights and sliding door into living area

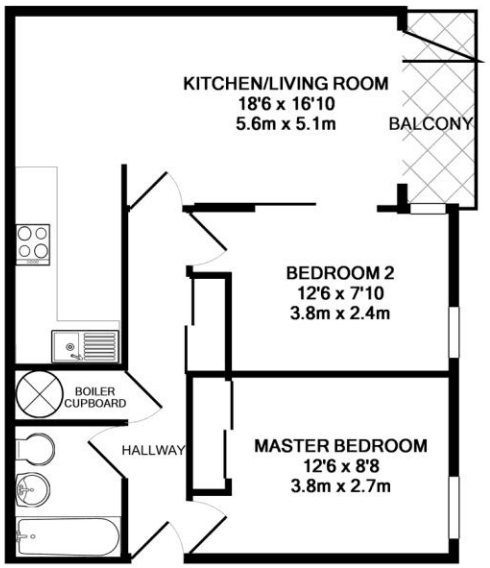
BATHROOM
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING
There is one allocated underground parking space included in the sale of this property.









TOTAL APPROX. FLOOR AREA 518 SQ.FT. (48.1 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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