



**JULIE TWIST
PROPERTIES**



Mere House, Castlefield Locks, Ellesmere Street, Manchester

Offers Over £170,000

This two-bedroom apartment is located within the Mere House, Castlefield Locks development. Positioned in Castlefield, this property is only a short walk away from Deansgate and Slate Wharf via the canal towpath putting you within easy reach of transport links, bars, shops and restaurants. Set on the ground floor this apartment offers a spacious living/dining room, two double bedrooms with an ensuite bathroom and a main three-piece bathroom. The property is in a great condition throughout and comes with an allocated parking space.

- Two Double Bedrooms
- Two Bathrooms
- Parking
- Great Investment Property
- 10 Minutes Walk to Deansgate
- Castlefield Location

GENERAL

Rental Yield: 6.4% (Based on expected rental of £900pcm)
Service Charge: £1118.72 pa
Ground Rent: £200 pa
Lease: 999 years from 01.01.2005
Council Tax Band: D, Aprx £1502.12pa
Management Company: Scanlans
Tenancy in place until mid August, currently paying £775pcm

HALLWAY

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

LIVING ROOM

Double glazed windows, laminate flooring, wall mounted heater, phone/TV point, intercom entry system, wall lights and spotlights.

KITCHEN

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

MASTER BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, 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, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

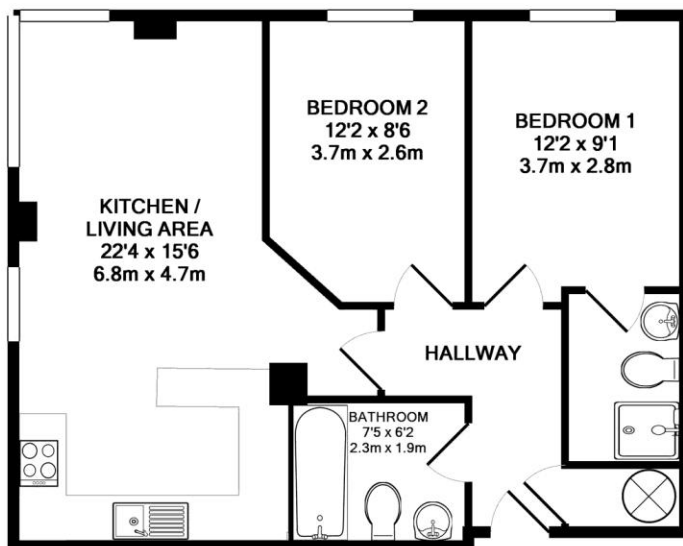
Double glazed window, carpeted flooring, wall mounted heater and ceiling light.

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, 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 621 SQ.FT. (57.7 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.