



 **2**
Bedrooms

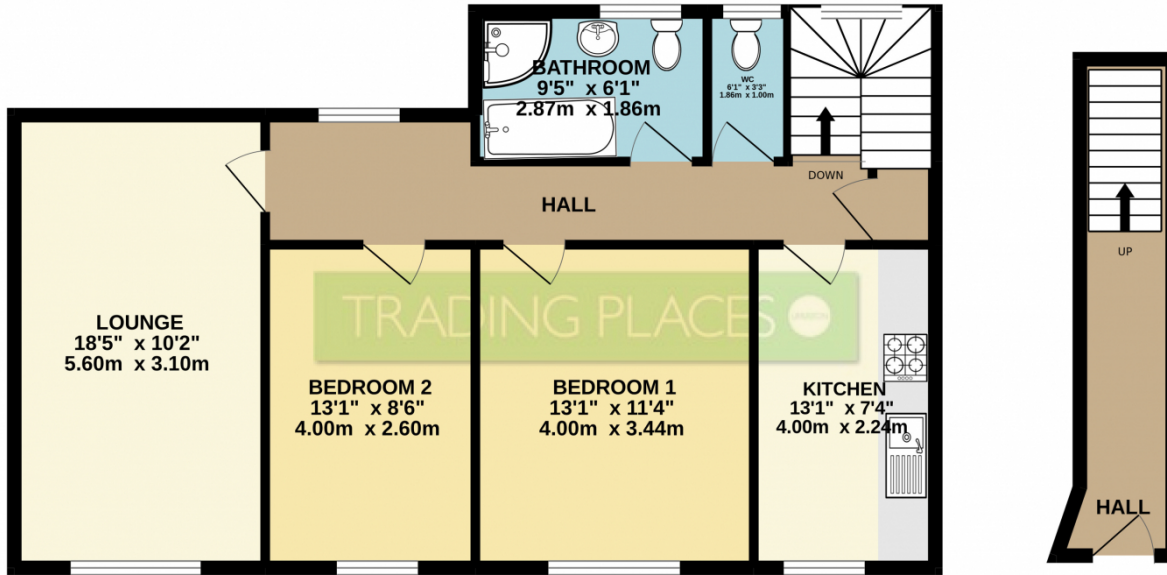
 **1**
Bathroom





A STUNNING 820SQFT TWO BEDROOM/TWO BATHROOM FIRST FLOOR apartment forms part of an exclusive building comprising of just two apartments, with this particular unit benefitting from its own private entrance. The spacious accommodation comprises; a private entrance leading to the hall and stairs to the main accommodation, a newly fitted kitchen and spacious living room. Two light and airy double bedrooms, family bathroom with four piece suite and an additional W.C . For those buy to let investors who may be interested, we expect a rental amount of £900pcm to be achievable which generates an approx. 5.0% gross yield. The property is located in a highly convenient location that lies with just 0.5 miles of the Trafford Centre and the M60.

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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