



Great Northern Tower, Hulme Hall Road, Manchester - Offers Over £280,000

Julie Twist properties presents 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 and has two good size double bedrooms with 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 with a large breakfast bar and living room. It comes complete with its own private balcony, perfect for taking in Manchester City Centre hustle and bustle.

- Balcony
- Two Double Bedrooms
- 4th Floor
- 24 Hour Concierge
- Deansgate Location
- Two Bathrooms
- 5 Min Walk to Metrolink
- Close to Spinningfields



DESCRIPTION

The Great Northern Tower is situated in the middle of Deansgate, in one of the best locations on offer in Manchester. It's 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.

Fire safety works are required on the Great Northern Tower to bring the development to a mortgageable EWS1 rating. Government funding is in place for the remedial works to be carried out - Mortgage buyers welcome. Please contact us for mortgage advice!

GENERAL

Rental Yield: 5.57% (based on an expected rental amount of £1300pcm)
 Service Charge: £3000 per annum
 Ground Rent: £275 per annum
 Lease: 150 years (less 1 day) from 31 December 2003
 Square Footage: 811sq.ft / 75.3sq.m
 Council Tax Band: E
 Management Company: Zenith

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 sliding door onto balcony, carpeted flooring, wall mounted heaters, phone/TV point, wall lights and ceiling lights.

KITCHEN

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

MASTER BEDROOM

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

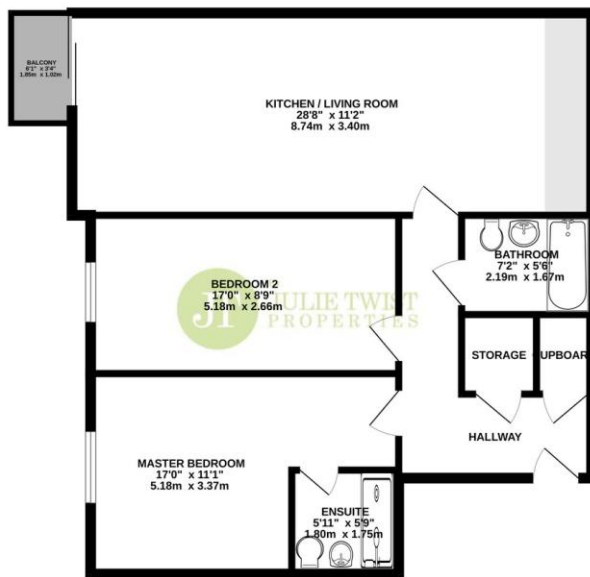
Double glazed window, laminate flooring, wall mounted heater and ceiling lights.

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.



FOURTH FLOOR
 811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures indicated, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.