



Bridgewater Bank, Great Bridgewater Street - Offers Over £200,000

Julie Twist Properties presents this ground floor apartment located within the popular development of Bridgewater Bank. The property comprises a spacious living room with separate kitchen/dining room, as well as two double bedrooms and a main three piece bathroom. There is also the added benefit of a secure allocated parking space in the sale of this property.

Bridgewater Bank is a purpose built development located on the banks of the Bridgewater canal, this development is centrally located with easy access to transport links, bars, shops and restaurants. Some of the properties benefit from on-site parking and balconies overlooking the canal.

- Two Bedrooms
- Ground Floor
- Secure Allocated Parking
- Heart of the City Centre
- Separate Kitchen
- EWS1 in Place
- Excellent Transport Links
- Canal Side Location



GENERAL

Rental Yield: 7.8% (based on a rental estimate of £1300pcm)
Service Charge: £2,227.54 pa
Ground Rent: £72.00 pa
Lease: 150 years from 2001
Council Tax Band: D
Management Company: Casserly
Square Footage: 632 sqft / 58.7 sq.m

HALLWAY

Laminate flooring, ceiling lights, access to storage cupboard housing the boiler and additional storage space, wall mounted heater and intercom entry system.

LIVING ROOM

Double glazed windows, laminate flooring, wall mounted heater, phone / TV point and ceiling lights.

KITCHEN

Separate to the living area, the kitchen comprises wall and base units, integrated fridge / freezer, space for a dishwasher, built in oven with four ring hob and extractor over, space for a washing machine, stainless steel sink with mixer tap and drainer, laminate flooring and ceiling lights.

BEDROOM 1

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

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater, phone / TV point and ceiling lights.

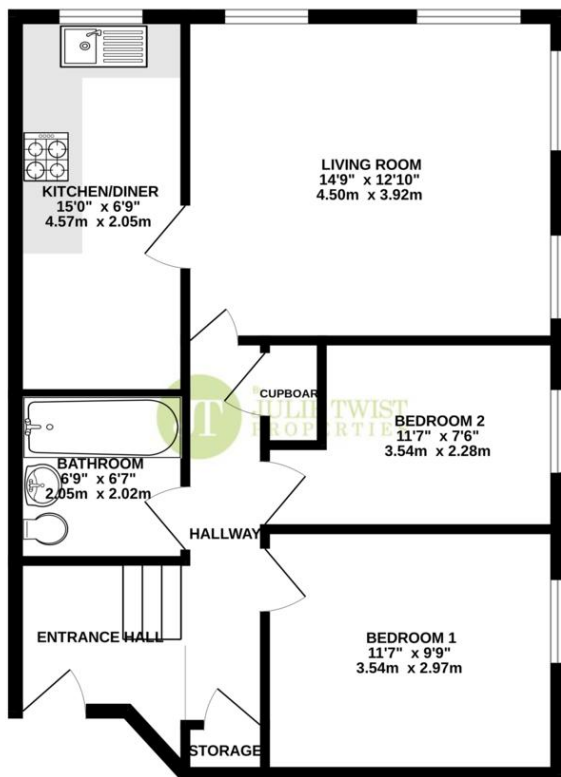
MAIN BATHROOM

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

PARKING

This property benefits from one secure allocated parking space.

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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