



Alumni Court, Cotton Street, Ancoats - Offers Over £480,000

Julie Twist Properties are delighted to welcome to the market this three, double bedroom penthouse apartment located within Alumni Building, which is set in the heart of Ancoats. Alumni Building is part conversion and part new build and occupies a prime site on George Leigh Street. Set on the top (third) floor, this property offers a spacious living/dining area which leads out to a private balcony offering views of the city centre. There is an open plan kitchen complete with integrated appliances. Two of the bedrooms benefit from an ensuite bathroom and there is an additional bathroom accessed via the hallway.

Alumni Building is only minutes away from the Northern Quarter and Cutting Room Square, offering plenty of shops, bars, cafes and restaurants close by. Piccadilly & Victoria Train Station are both just over a ten minute walk away giving you easy access to transport links.

- Penthouse Apartment
- Three Double Bedrooms
- Three Bathrooms
- Immaculately Presented
- Garage with Parking For One Car
- Ancoats Location
- Minutes Walk to Northern Quarter
- High Specification



GENERAL

6.8% Rental Yield based on expected rent of £2,750 per calendar month
Service Charge: £1871 per annum
Ground Rent: £400 per annum
Lease: 250 years from 1st January 2016
Floor Area: 1215 sq.ft / 113 sq.m
Council Tax Band: E
Management Company: Primo

HALLWAY

Wooden flooring, spotlights, access to a large storage cupboard housing the boiler and with plumbing for a washing machine and wall mounted heater.

LIVING ROOM

Triple glazed windows and door leading onto balcony, wooden flooring, wall mounted heater, 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, integrated dishwasher, two built in ovens (one of which is also a microwave) with four ring hob and extractor over, stainless steel sink with mixer tap, wooden flooring and spotlights.

BEDROOM 1

Triple glazed window, carpeted flooring, wall mounted heater, ceiling lights and entrance to the ensuite. The ensuite comprises a bath with mixer tap, a separate shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, spotlights and extractor.

BEDROOM 2

Triple glazed window, carpeted flooring, wall mounted heater, ceiling lights and entrance to the ensuite. The ensuite comprises a bath with mixer tap, a separate shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, spotlights and extractor.

BEDROOM 3

Triple glazed window, carpeted flooring, wall mounted heater, built in wardrobes and ceiling light.

MAIN BATHROOM

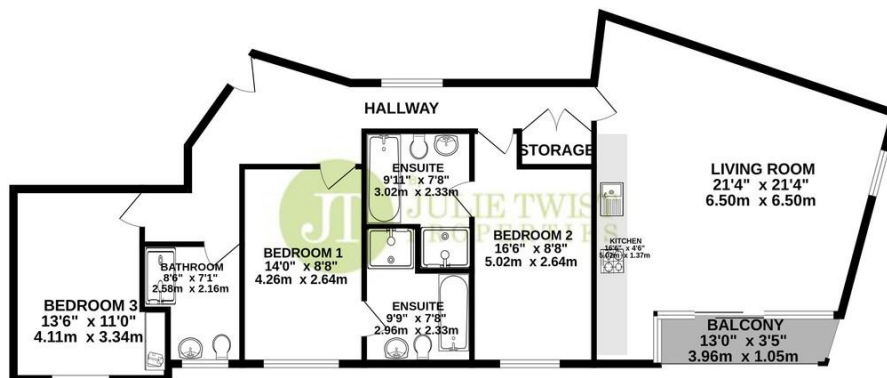
Accessed via the hallway, a three piece bathroom comprising shower cubicle, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, spotlights and extractor.

OTHER

This apartment benefits from a private balcony with city views, as well as a garage that has enough space for one car and a private entrance to the courtyard.



THIRD FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 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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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 where 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		