



27 Lockgate Mews, New Islington, Manchester - Offers Over £330,000

Nestled in the heart of New Islington, the Lockgate Mews complex is home to this stunning and pristine two-bedroom flat which is based on the top floor with a corner aspect. The open-concept kitchen, living and dining space of the apartment opens onto a spacious balcony. The oven, cooktop, microwave, refrigerator, and freezer are all integrated into the fully integrated kitchen. Two double bedrooms are also available, one of which has a built-in wardrobe. Additionally, a safe designated parking spot in the multi-story parking lot next door is included with the property. Completed in 2019, Lockgate Mews has been maintained in perfect condition throughout, making it the perfect choice for someone seeking a turn-key solution. Lockgate Mews is a canal side development just off Old Mill Street and even has its own private entrance onto the canal towpath. New Islington Marina is also just a stone's throw away, offering lovely outside recreational space with cafes, restaurants and bars in a waterside position. New Islington Metrolink stop is only a short walk away, and Piccadilly train station is within a 10 minute walk. There are plenty of cafes, bars, restaurants and shops to explore within Ancoats, New Islington and the Northern Quarter too.

- Two Double Bedrooms
- Large Balcony
- EWS1 in Place
- Immaculate Condition Throughout
- Secure Allocated Parking Space
- Minutes to New Islington Metrolink
- Short Walk to Piccadilly Station
- Top Floor and Corner Aspect

GENERAL

Rental Yield: 5.82% (based on an estimated rental price of £1,600)

Service Charge: £1,862.37 pa approx.

Service Charge for Car Park: £182.13 pa approx.

Ground Rent: £240 pa approx.

Floor Area: 727 sq. ft approx.

Lease: From 1 January 2018 to 1 March 2256

Council Tax Band: C (£1750.66 pa approx)

Management Company: Stevenson Whyte

There will be a chain with this property.

HALLWAY

Laminate flooring, ceiling lights, access to double cupboard housing washing machine, wall mounted heater.

LIVING ROOM

Double glazed doors onto balcony, laminate flooring, phone/ TV point, intercom, wall heater, spotlights + ceiling lighting.

KITCHEN

Open plan kitchen comprising range of wall and base units, integrated fridge/freezer, integrated dishwasher, built-in double oven, built-in microwave oven, four ring ceramic hob with extractor hood over, sink with mixer tap and drainer grooves to the worktop and laminate flooring.

BEDROOM 1

Double glazed window, carpeted flooring, ceiling lighting, wall heater, built-in wardrobe and phone/TV point.

BEDROOM 2

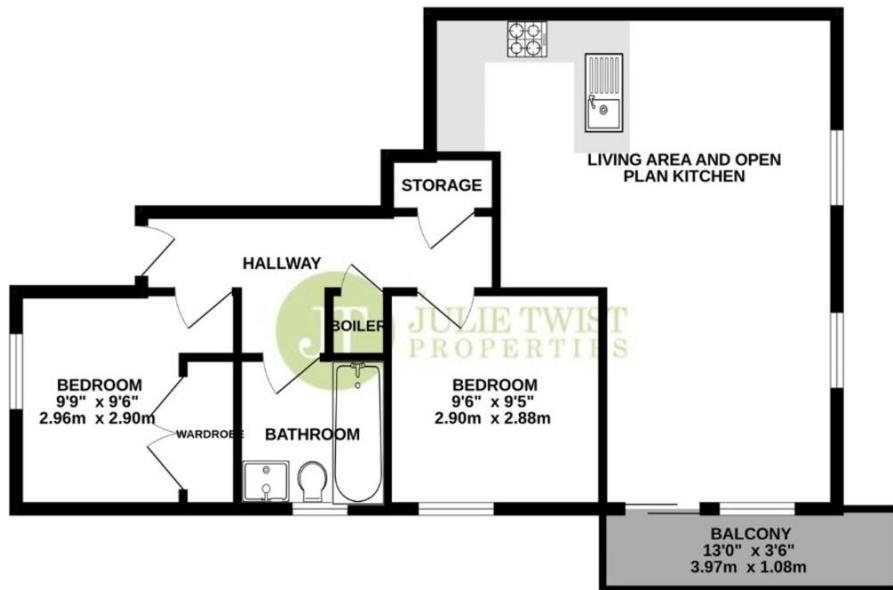
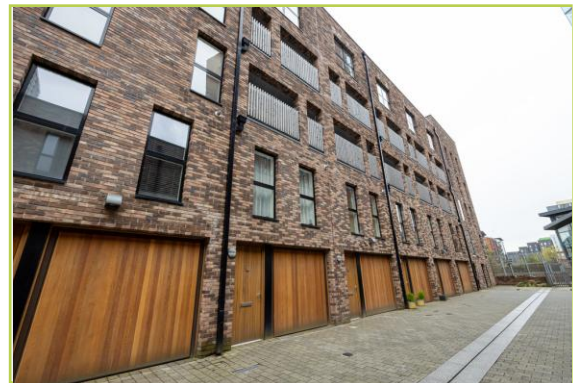
Double glazed window, wooden flooring, wall mounted heater, phone/TV point and ceiling lights.

BATHROOM

Three piece bathroom comprising bath with shower attachment over bath, WC, sink with mixer tap, heated towel rail, wall mirror, tiled flooring, partially tiled walls, extractor and spotlights.

PARKING

There is one allocated secure parking space included within the sale of the property.



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