



Wilburn Basin, Ordsall Lane, Salford – Offers over £390,000

Julie Twist Properties are delighted to welcome to the market this immaculately presented penthouse apartment located within Wilburn Basin. The property hosts two bedrooms, both of which have access to a shared sun terrace which provides spectacular views of Manchester's ever-growing skyline. The living and kitchen area is of an open plan arrangement and complimented by floor to ceiling windows, and an additional sun terrace, which allow floods of daylight into the property.

Situated on the outskirts of the City Centre, Wilburn Basin offers easy access to local amenities, public transport and a short walk to Deansgate. Residents of Wilburn Basin can also enjoy state of the art facilities such as a gym, 24-hour concierge, cinema and meeting rooms alongside the fantastic array of local amenities.

- Penthouse Apartment
- Two Roof Terraces
- Two Bedrooms
- Parking For Two Cars
- 24-Hour Concierge
- Communal Gardens
- Residents Gym
- Access To Cinema Room



GENERAL

Rental Yield: 6.15% (Based on expected rental price of £2000pcm)
Service Charge: £2604.00 per annum
Ground Rent: £300 per annum
Building Insurance: £732 per annum
Lease: From and including 1 January 2016 to and including 27 January 2265
Square Footage: 915 sqft / 85.0 sq.m
Council Tax Band: D
Management Company: Zenith

HALLWAY

Laminate flooring, spotlights, access to storage cupboard with plumbing for washing machine and housing the boiler.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated full size fridge/freezer, integrated full size dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor. Double glazed full length window and sliding doors onto terrace.

LIVING ROOM

Double glazed floor to ceiling windows with panoramic city centre views, laminate flooring, three wall mounted heaters, phone/TV point and spotlights.

BEDROOM 1

Double glazed full length sliding doors onto terrace, carpeted flooring, wall mounted heater, 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, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed full length sliding doors onto terrace, 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, large recessed wall mirror, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.

TANDEM PARKING SPACE

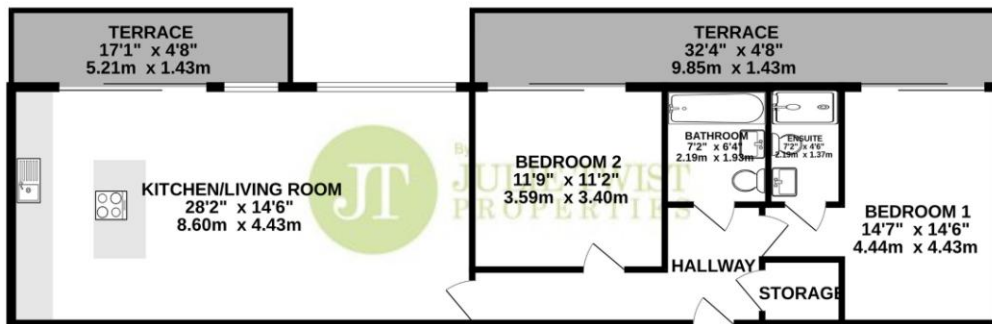
There is one tandem allocated secure underground parking space which allows for two cars included in the sale of this property.

TERRACES

Two terraces with south facing city centre views, paved flooring with glass balustrades



PENTHOUSE - 11TH FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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