



## Local Crescent, Hulme Street, Manchester - Offers Over £270,000

Julie Twist Properties welcomes to the market this beautiful penthouse apartment, located in the Local Crescent Development, in Salford Crescent. Positioned on the 20th floor, the apartment comprises a fully fitted kitchen which is open plan to the living area and also has access to a private balcony with stunning city views. The bedroom has built in storage, which can be used as wardrobe space, and also has access to the bathroom via jack and jill doors. Residents have access to exclusive amenities, including a heated swimming pool & spa, two cinema rooms, rooftop garden, solarium, fully functioning gym, courtyard garden, bike storage system, onsite parking (subject to availability), and a launderette.

The property does not come with a parking space, however, there are spaces available to rent within the building, subject to availability.

Local Crescent has excellent transport links as it is just a short walk away from Salford Crescent train station, meaning shops, restaurants and bars are all within easy reach.

- Penthouse Apartment
- One Bedroom
- 20th Floor
- Private Balcony
- Swimming Pool, Spa and Well-Equipped Gym
- 24-Hour Concierge Service
- Rooftop Terrace & Residents Lounge
- Pet Friendly Development



**GENERAL**

Rental Yield: 5.7% (based on an expected rental amount of £1300)  
Service Charge: £1425 per annum  
Ground Rent: £250 per annum  
Lease: 250 years from October 2020  
Square Footage: 495 sq.ft / 46 sq.m  
Council Tax Band: B  
Management Company: Urban Bubble

**KITCHEN**

Open plan to the living area, the kitchen is finished to a high specification, and comprises wall and base units, integrated fridge/freezer, built in oven with four ring hob and extractor over, stainless steel sink with mixer tap, laminate flooring and spotlights. There is also a storage cupboard to the right of the kitchen which houses the boiler.

**LIVING ROOM**

Double glazed, floor to ceiling windows, with double glazed door leading onto a full length balcony, carpeted flooring, radiator, phone/TV point and spotlights.

**BATHROOM**

Accessed via Jack and Jill doors from both the hallway and bedroom, is 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.

**BEDROOM**

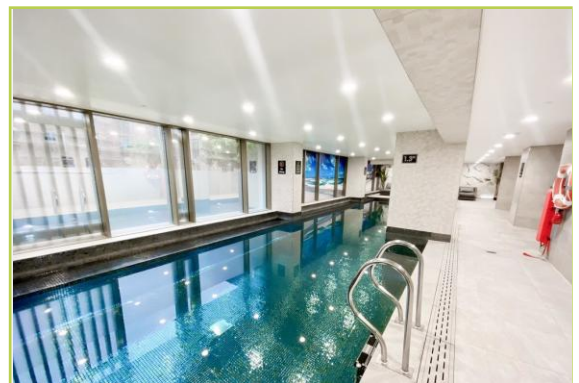
Double glazed floor to ceiling window, carpeted flooring, radiator, spotlights and entrance to the bathroom.

**ADDITIONAL SPACE**

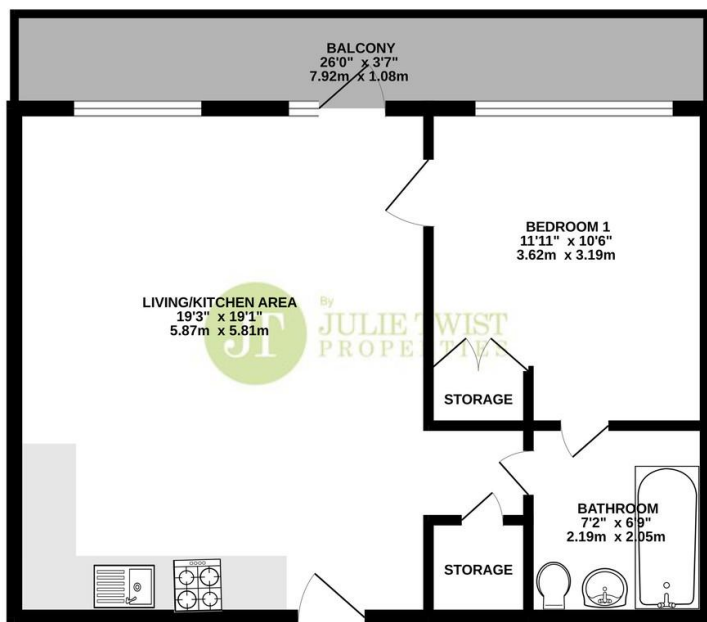
This apartment benefits from a private balcony with city views, and all residents have access to the rooftop garden, heated swimming pool & spa, cinema rooms, fully functioning gym, courtyard garden and solarium.

**PARKING**

The property does not come with a parking space, however, there are spaces available to rent within the building, subject to availability at £130pcm.



20TH FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA - 495 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
38-54	E		
21-38	F		
1-20	G		