



The Hub, Piccadilly Place – Asking Price of £275,000

Our team at Julie Twist Properties are proud to present this modern apartment located in The Hub, Piccadilly Place. The apartments provides two double bedrooms, two bathrooms, a large open plan living and kitchen area, and a secure underground car parking space. It also features a lovely balcony which can be accessed via the living room and second bedroom. Furthermore, the property offers an extensive amount of storage space for all of your belongings . The Hub is located in the heart of Piccadilly, just a short walk from Piccadilly station or Piccadilly Gardens, which means residents can enjoy fantastic variety amenities which include gyms, shops, cafe, bars and restaurants.

- Two Double Bedrooms
- Secure Car Parking Space
- Open Plan Living and Kitchen Area
- 7th Floor
- Balcony
- Located In The Heart Of Piccadilly
- Two Minute Walk From Piccadilly Station
- Communal Roof Terrace & Garden

GENERAL

Rental Yield: 7.6% (based on an expected rental of £1,750 pcm)
 Service Charge: £2,695.44 per annum
 Ground Rent: £263.15 per annum
 Lease: 250 years from 2000
 Floor Area: 697 sq ft approx (65 sq.m approx)
 Council Tax Band: D approx £2,068.25
 Management Company: Scanlans

HALLWAY

Laminate, spotlights, access to storage cupboard with plumbing for washing machine, access to cupboard housing the boiler, wall mounted heater, intercom.

BATHROOM

Accessed via the hallway, 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.

LIVING ROOM

Double glazed window, Double glazed doors onto balcony, laminate, 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, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor.

BEDROOM

Double glazed doors which open onto the balcony, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

MASTER BEDROOM

Double glazed doors opening onto a Juliette Balcony, carpeted flooring, wall mounted heater, phone/TV point, 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, partially tiled walls, tiled flooring, extractor and spotlights.



7TH FLOOR
 692 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of actual areas, volumes and site plans should be undertaken and responsibility is given for any error. Prospective purchasers should consult the architect's drawings and should be satisfied with the scale of the prospective purchase. The services, systems and equipment shown have not been tested and no guarantee is given as to their operability or efficiency. Plans made with AutoCAD 12/2011

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 were 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.

