



W3, Whitworth Street West, Manchester – Asking Price of £260,000

Julie Twist Properties brings to the market this 5th floor apartment located in W3 on Whitworth Street West. The apartment has a fully fitted kitchen with integrated appliances and is open plan to the living/dining area which has floor to ceiling windows, allowing floods of natural light to fill the room. The living room leads onto a private balcony with clear sights of some of Manchester's most iconic buildings. Accessed via the hallway are two generously sized bedrooms, one of which benefits from an ensuite shower room. There is a further three-piece bathroom which can be accessed via the hallway, as well as a storage cupboard. The property comes with two allocated parking spaces.

Located on Whitworth Street West, there is a local Sainsbury's store underneath for convenience as well as an abundance of bars, cafes and restaurants nearby too. St Peter's Square Metrolink stop is a five minute walk away and there are plenty of entertainment facilities close by with the Palace Theatre and the O2 Ritz live music venue.

- 5th Floor Apartment
- Two Bedrooms
- Private Balcony
- Spacious Open Plan Living Area
- Two Allocated Parking Spaces
- Minutes Walk to Oxford Road Train Station
- Five Minutes Walk to Deansgate
- Onsite Concierge

GENERAL

Rental Yield: 6.92% Rental Yield (£1500PCM)
 Service Charge: £4176 per annum (to be reduced now EWS1 has been issued)
 Ground Rent: £150 per annum
 Lease: 125 years from 01/01/2002
 Floor Area: 783 sq.ft (72.7sq.m)
 Council Tax Band: E
 Management Company: Complete Property Solutions Ltd

HALLWAY

Laminate flooring, spotlights and access to storage cupboard housing boiler.

LIVING ROOM

Double glazed floor to ceiling windows, with double glazed door leading onto a private balcony, laminate 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, space for free-standing fridge/freezer, integrated dishwasher, built-in oven, four ring hob and extractor hood over, stainless steel sink with mixer tap and drainer, tiled flooring, spotlights and ceiling extractor.

BEDROOM 1

Double glazed window, carpeted flooring, wall mounted heater, wall lights and access to the ensuite.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and ceiling lights.

ENSUITE

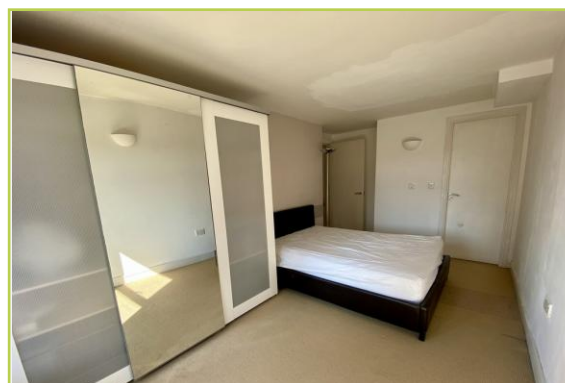
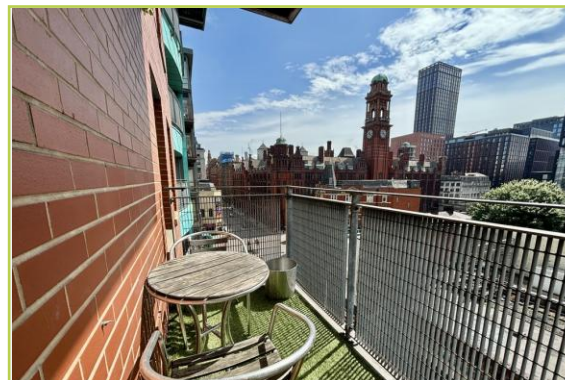
A three piece shower room, comprising large shower cubicle, WC, sink with mixer tap and spotlights.

MAIN BATHROOM

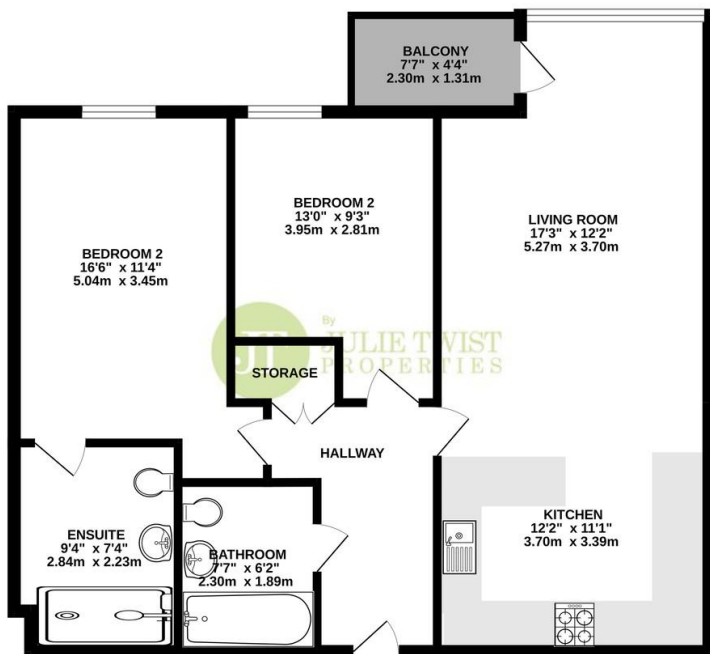
Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

This property benefits from two allocated parking spaces.



FIFTH FLOOR
 783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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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