



## Hemisphere, Every Street, New Islington - Asking Price Of £180,000

Julie Twist Properties welcomes to the market this third floor apartment located in the Hemisphere development. The apartment comprises a bright and airy living area with access to a Juliet balcony and is open plan to the fully fitted kitchen.

There are two double bedrooms as well as a modern three piece bathroom suite. The property also benefits from an allocated parking space! There is also on street parking options available nearby.

Hemisphere is a small purpose built development on Every Street in a quiet residential area of the city centre. Located on the edge of New Islington, this property is only a few minutes' walk from Piccadilly train station and New Islington Metrolink stop offering fantastic transport links around and out of the city centre. It also has easy access onto the Mancunian Way and to surrounding areas.

- Third Floor Apartment
- Allocated Parking Space
- Two Double Bedrooms
- Modern Three Piece Bathroom
- Juliette Balcony
- Excellent Transport Links to the City Centre
- Close to Piccadilly/Northern Quarter
- New Islington Location



**GENERAL**

Rental Yield: 7.33% based on an estimated rental income of £1100pcm.  
 Service Charge: £ 2120.75 per annum  
 Ground Rent: £125.00 per annum  
 Lease: 125 years from January 2005  
 Floor Area: 578 sq.ft / 53.7 sq.m  
 Council Tax Band: C  
 Management Company: Inspired Property Management (I.P.M)

**HALLWAY**

Laminate flooring, ceiling lights, w all mounted heater, access to storage cupboard housing the boiler and intercom entry system.

**LIVING ROOM**

Double glazed floor to ceiling w indows with Juliet balcony, laminate flooring, wall mounted heater, ceiling lights and phone/TV point.

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, space for a freestanding fridge/freezer, built in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine, tiled flooring, ceiling lights and extractor.

**BEDROOM 1**

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

**BEDROOM 2**

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

**MAIN BATHROOM**

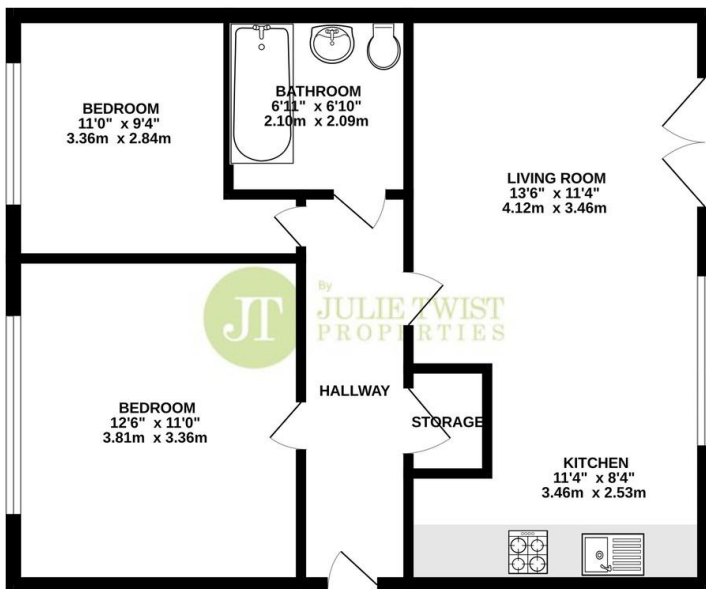
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**PARKING**

There is one allocated parking space included in the sale of this property.



THIRD FLOOR  
 578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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