



Tarn House, Ellesmere Street, Castlefield, Manchester

Offers Over £180,000

Julie Twist Properties are delighted to welcome to the market, this immaculately presented apartment located within Tarn House, part of the Castlefield Locks development. Positioned on the first floor, the apartment offers a modern, fully fitted kitchen with integrated appliances, which is open plan to the spacious living area. There are also two double bedrooms and a three piece bathroom which are accessible via the hallway.

Tarn House has an on-site concierge and bike store area. Located in Castlefield, this property is only a short walk away from Deansgate and Slate Wharf via the canal towpath putting you within easy reach of transport links as well as an array of bars, shops and restaurants. It's also less than five minutes' walk to Cornbrook Metrolink station which connects to all of the city centre, Salford quays and South Manchester.

- First Floor Apartment
- Two Double Bedrooms
- Immaculately Presented Throughout
- On Site Concierge
- Castlefield Location
- Short Walk to Deansgate
- 10 Minute Walk to Deansgate
- EWS1 in Place

GENERAL

Rental Yield: 8% (Based on expected rental price of £1200pcm)
 Service Charge: £1584.18 per annum
 Ground Rent: £200 per annum
 Lease: 999 years from 01/01/2003
 Square Footage: 628 sq.ft / 58.3 sq.m
 Council Tax Band: C
 Management Company: Scanlans Property Management

HALLWAY

LVT flooring, ceiling lights, radiator and access to a storage cupboard housing the boiler.

LIVING AREA

Double glazed windows, LVT flooring, radiator, phone/TV point, intercom entry system and spotlights.

KITCHEN

The newly fitted kitchen is open plan to the living area and comprises wall and base units, breakfast bar, integrated fridge/freezer, integrated dishwasher, integrated oven and microwave, four ring induction hob with extractor over, stainless steel sink with mixer tap, space and plumbing for a washing machine/dryer, LVT flooring, spotlights and under unit lighting.

BEDROOM 1

Double glazed window, LVT flooring, radiator and ceiling lights.

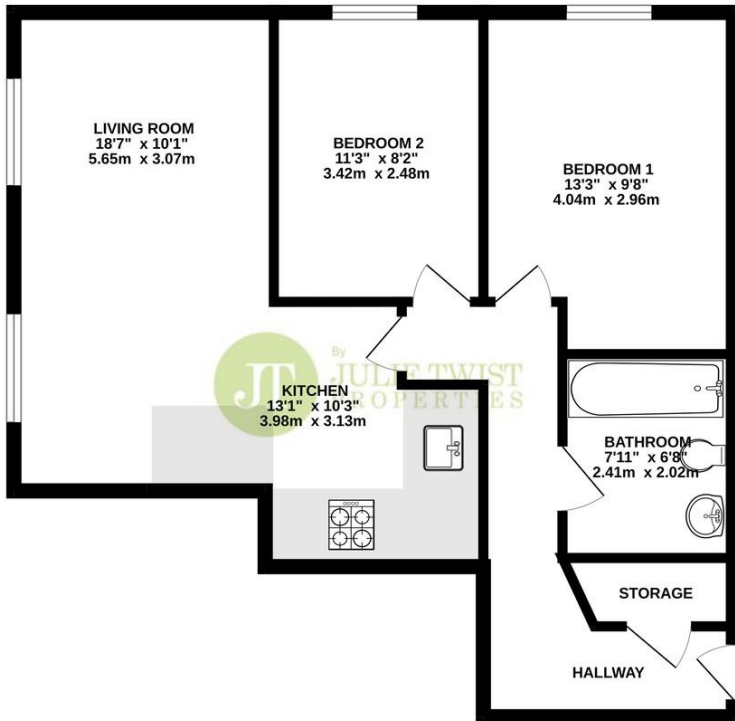
BEDROOM 2

Double glazed window, LVT flooring, radiator and ceiling lights.

BATHROOM

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

FIRST FLOOR
 628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.