



Hemisphere, New Islington, Manchester - Asking Price Of £190,000

Julie Twist Properties are delighted to present this second floor apartment located in the Hemisphere development. The apartment comprises a bright and spacious living area with access to a Juliet balcony, and is open plan to a fully fitted kitchen with integrated appliances and a breakfast bar. There are two good sized bedrooms as well as a modern three-piece bathroom suite and storage cupboard. The property also benefits from an allocated parking space.

Hemisphere is a small purpose built development on Every Street, which is 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.

- Second Floor
- Allocated Parking Space
- Two Double Bedrooms
- Modern Kitchen with Integrated Appliances
- Corner Position
- New Islington Location
- Excellent Transport Links to the City Centre
- Close to Piccadilly/Northern Quarter

GENERAL

Rental Yield: 6.95% based on an estimated rental income of £1100pcm.
Service Charge: £2400 per annum
Building Insurance: £306.00 per annum
Ground Rent: £125.00 per annum
Lease: 125 years from January 2005
Floor Area: 667 sq.ft / 61.9 sq.m
Council Tax Band: C
Management Company: Inspired Property Management (I.P.M)

HALLWAY

Wooden flooring, ceiling lights, wall mounted heater, access to storage cupboard housing the boiler and intercom entry system.

LIVING ROOM

Double glazed floor to ceiling windows with Juliette balcony, wooden 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 induction hob and extractor over, sink with mixer tap and drainer, space and plumbing for a washing machine, wooden flooring, ceiling lights and extractor.

BEDROOM 1

Double glazed window, wooden flooring, wall mounted heater and ceiling light.

BEDROOM 2

Double glazed window, wooden flooring, wall mounted heater and ceiling light.

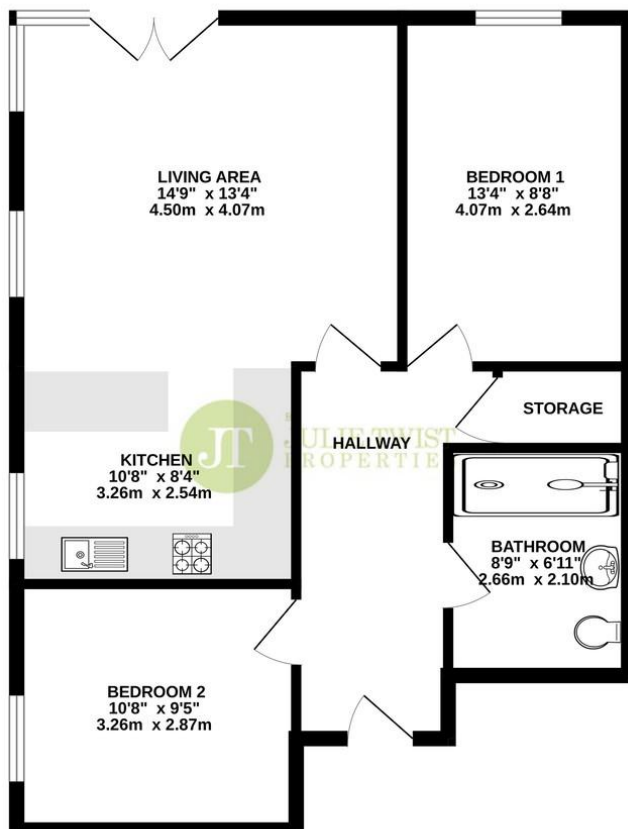
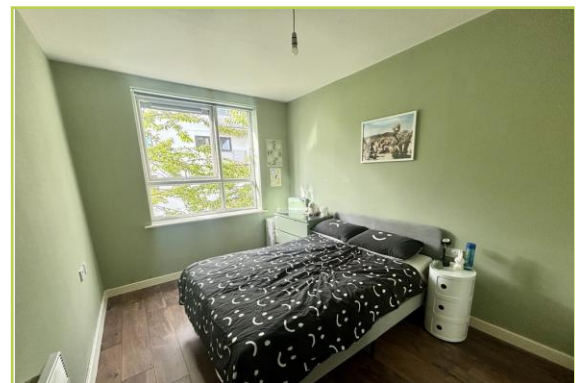
BATHROOM

Accessed via the hallway, a three piece bathroom comprising large walk in shower, WC, sink with mixer tap, heated towel rail, partially tiled walls, laminate flooring, extractor and spotlights.

PARKING

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

SECOND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



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.