



Vicus, Liverpool Road, Manchester – Offers Over £170,000

Julie Twist Properties bring to the market this top floor apartment located in Vicus, positioned just off Liverpool Road. The property comprises a spacious living and dining area which is open plan to a fully fitted kitchen with integrated appliances and there is also access to a private balcony with tree top views. On the mezzanine level, there is a double bedroom with a glass balustrade overlooking the living space below. There is also access to a three piece bathroom suite and an underground, allocated parking space.

Vicus is located within a few minutes' walk of Deansgate train station and Metrolink stop, offering great transport links within a very close proximity. The Museum of Science & Industry is across the road as well as the historic Roman Forts. There are also an array of bars, restaurants and shops on your doorstep, meaning you are never short of places to go!

- Top Floor Position
- One Bedroom Mezzanine Apartment
- Secure Underground Parking
- Private Balcony
- Castlefield Location
- Close to the Metrolink & Deansgate Station
- Short Walk to Spinningfields
- On the Doorstep of Deansgate

GENERAL

Rental Yield: 6.7% (Based on expected rental yield of £950pcm)
 Service Charge: £2556 per annum
 Ground Rent: £180 per annum
 Lease: 150 years from 01.04.2004
 Council Tax Band: C
 Square Footage: 498 sq.ft / 46.3 sq.m
 Management Company: Rendall & Rittner

HALLWAY

Laminate flooring, ceiling lights, intercom entry system and access to a storage cupboard housing the boiler.

LIVING AREA

Laminate flooring, double height ceiling, floor to ceiling double glazed window and double glazed door leading onto balcony, wall mounted heaters, phone/TV point and ceiling spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises a range of wall and base units, four ring hob with extractor over, built-in oven, integrated fridge/freezer, integrated dishwasher, laminate flooring and under-unit lighting.

BATHROOM

A three piece bathroom comprising walk-in shower with glass frosted screen, WC, sink with mixer tap, heated towel rail, tiled flooring, partially tiled walls, extractor and ceiling lighting.

MEZZANINE / BEDROOM

Accessed via stairs from the living area, the mezzanine has a glass balustrade overlooking the living area below, carpeted flooring, wall mounted heater and wall lighting.

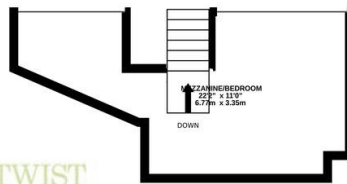
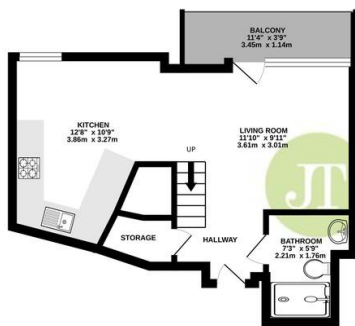
PARKING

There is one underground, allocated parking space included with the sale of this property.



THIRD FLOOR
313 sq.ft. (29.0 sq.m.) approx.

MEZZANINE LEVEL
186 sq.ft. (17.3 sq.m.) approx.



By
**JULIE TWIST
PROPERTIES**

TOTAL FLOOR AREA: 498 sq.ft. (46.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given.
 Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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.