



JULIE TWIST  
PROPERTIES



## High Definition , Media City UK

Asking Price Of £52,500

\*\*\*\*\* 25% SHARED OWNERSHIP - FANTASTIC OPPORTUNITY TO GET ONTO THE PROPERTY LADDER\*\*\*\*\*

Julie Twist Properties present this one bedroom apartment within High Definition located in the heart of Media City. Positioned on the 10th floor, this apartment comprises a fully fitted kitchen with integrated appliances, which is open plan to the living area. The bedroom benefits from a built-in wardrobe and views across Manchester. High Definition benefits from a 24 hour concierge service, co-working spaces, an informal lounge area and bean-bag zone – the perfect place to relax and catch up with friends, as well as table tennis and pool tables. Residents also have access to a communal terrace

- 25% Shared Ownership
- Open Plan Living / Kitchen
- Residents Lounge, Working Space And Terrace
- 24 Hour Concierge
- One Double Bedroom
- In The Heart of Media City
- Close To Retail, Leisure & Fitness Amenities
- 10th Floor Apartment



julietwistproperties



JulieTwistMCR



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**DESCRIPTION**

MediaCityUK is a dynamic destination where there's always something interesting happening. There are a host of cultural and sporting attractions in the neighbourhood as well as cinemas, theatres, and shopping. You'll also find an abundance of bars and restaurants in this diverse, vibrant community, with over 40 venues to choose from. It is also a short proximity to the motorway and excellent public transport links, including several Metrolink stations.

**GENERAL**

Rental Yield: 7.5% (based on an expected rental of £1250pcm)  
 Service Charge: £1956 per annum / £163 per month  
 Rent (on remaining 75% share): £395.81 per month  
 Ground Rent: Peppercorn  
 Lease: 250 years remaining from April 2023  
 Council Tax Band: C  
 Square Footage: 499 sq.m / 46.4 sq.ft  
 Management Company: Urban Bubble

**LIVING AREA**

Wood effect flooring, wall mounted heater, phone/tv point, spotlights and double-glazed floor to ceiling windows.

**KITCHEN**

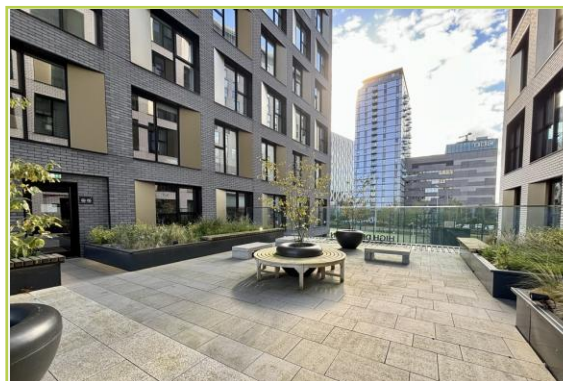
Open plan to the living area, the kitchen comprises a range of wall and base units, integrated oven, four ring hob with extractor over, integrated dishwasher, stainless steel sink with mixer tap and drainer, integrated fridge/freezer, under-unit lighting, spotlights and storage cupboard housing boiler & washing machine.

**BEDROOM**

Carpeted flooring, wall mounted heater, built-in wardrobe space, double glazed floor to ceiling window and spotlights.

**BATHROOM**

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



10TH FLOOR  
 499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 499 sq ft. (46.4 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of sites, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances are not guaranteed and no guarantee is given for their availability or efficiency can be given.  
 Marked with Energy Star

**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.

