



## Box Works, Castlefield, Manchester – Offers Over £270,000

Julie Twist Properties are delighted to present this first floor apartment in Box Works, a beautiful conversion of a 1920's art deco warehouse positioned in the highly sought after area of Castlefield. The open plan living and dining area is expansive and light, complete with a modern kitchen finished with marble worktops – creating the perfect entertaining area for guests. There are two bedrooms, both of a generous size and two bathrooms. Original features have been maintained throughout, including high ceilings, steel and concrete columns and full height sliding doors and windows. Residents also enjoy a shared landscaped garden, courtyard space and secure underground parking.

Box Works has the benefit of stunning canal walks and views nearby and is only a ten minutes' walk away from Deansgate. Castlefield also has several restaurants, pubs and bars and a convenience store located on Ellesmere Street.

- Spacious First Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Art Deco Conversion
- Parking Space Included
- Short Walk To Piccadilly Station
- 10 Minute Walk to Deansgate
- Castlefield Location

**GENERAL**

Rental Yield: 6.2% based on an estimated rental income of £1400pcm.  
 Service Charge: £4700 per annum approx  
 Ground Rent: Peppercorn  
 Lease: 999 years from 01/01/1999  
 Floor Area: 998 sq.ft / 92.7 sq.m  
 Council Tax Band: E  
 Management Company: Realty Management

**HALLWAY**

Wooden flooring, spotlights, alarm system and intercom entry system.

**LIVING AREA**

Wooden flooring, floor to ceiling full length double glazed windows with door opening onto the balcony, TV point, ceiling lighting and wall mounted heaters.

**KITCHEN**

Wooden flooring, Quartz worktops, range of wall and base units, built-in oven with extractor fan above, four ring induction hob, integrated fridge, stainless steel sink with instant hot water tap and spotlights.

**BEDROOM 1**

Wooden flooring, wall mounted heater, floor to ceiling full length double glazed windows with door opening onto the balcony, spotlights, sliding door leading to the living room, large built in storage cupboards which also house the boiler and have plumbing for a washing machine/dryer.

**STORAGE/DRESSING AREA**

Accessed via Bedroom 1 and also via the hallway, there is an additional space with plenty of storage cupboards that have plumbing for a washing machine and also house the freezer. This space would be perfect to use as a dressing area or home office.

**BATHROOM**

Tiled flooring, spotlights, partially frosted glass walls, bath with shower attachment over, WC, sink with mixer tap, extractor fan.

**BEDROOM 2**

Wooden flooring, ceiling lights, wall mounted heater, access to the ensuite, access to built in storage cupboards which also house the boiler, and a sliding door leading to the living area.

**ENSUITE**

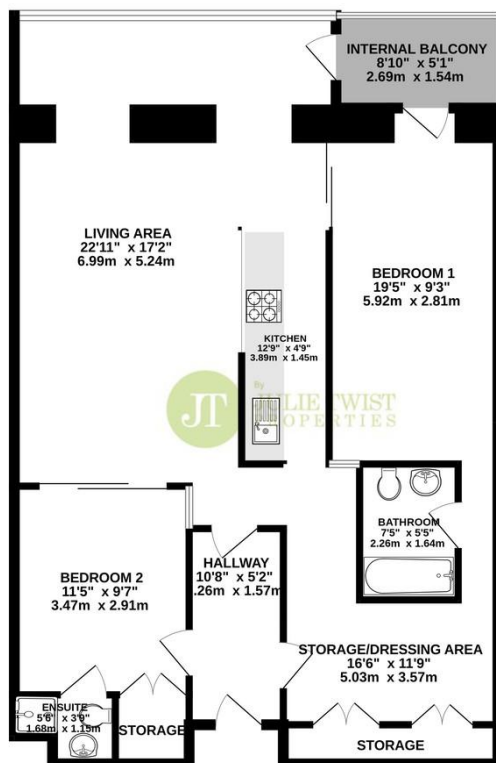
Tiled flooring, tiled walls, spotlights, shower cubicle, WC, sink with mixer tap and extractor fan.

**OTHER**

This apartment benefits from a private balcony and residents also enjoy a shared landscaped garden and courtyard space. There is also one secure underground parking space included in the sale of this property.



FIRST FLOOR  
 998 sq.ft. (92.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 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.