





# Apt 16 Campbell House, 403 Ashton Old Road Beswick, Manchester, M11 2DJ

This immaculately presented, two bedroom, 2nd floor apartment briefly comprises open plan lounge/ kitchen with appliances and access to the balcony, both bedrooms are double bedrooms & have access to the shower room. Situated on the outskirts of the city centre and a short walk away from Manchester Piccadilly station. Close to all local amenities, major transport links & with the added benefit of secure off road parking & spacious balcony, this property would make a perfect first home or fantastic investment opportunity. Viewings are highly recommended to appreciate all this property has to offer. Currently tenanted at £1,000/month, yielding a 7.7% return

\*Cladding/fire safety works imminent, developer covering all costs. Mortgage buyers accepted via the big 6 lenders, discuss with your mortgage advisor/the branch\*

## Price £155,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Living Room/Kitchen

10'7" x 29'9"

Open plan living space brightened by large double glazed floor to ceiling window to rear elevation, second double glazed window to side elevation & double glazed patio doors leading to balcony. Wall mounted heater, doors leading to storage, two bedrooms & bathroom.

### Kitchen

Modern fitted kitchen comprising a range of wall & base units with coordinating work surfaces, splash backs & breakfast bar. Stainless steel sink & drainer unit, integrated oven & electric hob with over head extractor, space for fridge/ freezer, space for washing machine.

### Master Bedroom

11'10" x 8'8"

Double glazed window to side, wall mounted heater, door leading to bathroom.

### Jack and Jill Shower room

8'10" x 6'9"

Accessed by both bedrooms & lounge area this bathroom comprises walk in shower cubicle, white hand wash basin & white W.C. Two stainless steel heated towel rails, built in storage, fully tiled.

### Bedroom Two

11'6" x 8'10"

A second double bedroom brightened by light from internal area, wall mounted heater, door leading to bathroom.

## Externally

This apartment comes with an secure allocated parking space

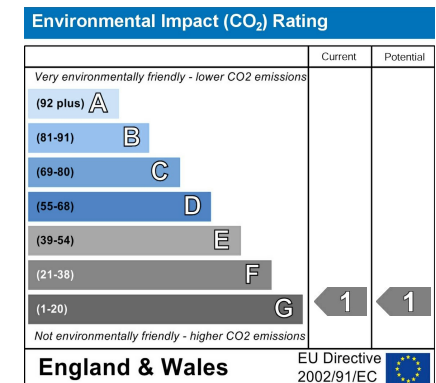
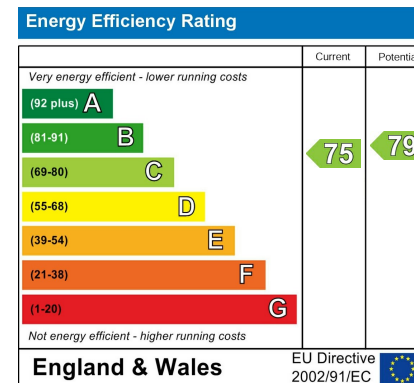
## Additional Information

Service Charge: £1988.40 per annum

Lease: 250 years from 2004

Ground Rent: £100 per annum

Managing agents - Urban Bubble











Measurements are approximate. Not to scale. Illustrative purposes only  
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