



Lockgate Mews, New Islington, Manchester - Asking Price Of £230,000

Julie Twist Properties welcome to the market this first floor apartment located in Lockgate Mews, which is nestled in the heart of New Islington. The apartment comprises a stylish kitchen, fully fitted with integrated appliances which is open plan to the living area. The living area has access to a balcony which is perfect to sit and enjoy your morning coffee! Further to this, there is a large double bedroom with built in wardrobe space and a modern three-piece bathroom with a storage cupboard. The apartment also benefits from a secure, underground parking space.

Lockgate Mews is a canal side development just off Old Mill Street and even has its own private entrance onto the canal towpath. New Islington Marina is also just a stone's throw away, offering lovely outside recreational space with cafes, restaurants and bars in a waterside position. New Islington Metrolink stop is only a short walk away, and Piccadilly train station is within a 10 minute walk. There are plenty of cafes, bars, restaurants and shops to explore within Ancoats, New Islington and the Northern Quarter too.

- First Floor
- One Bedroom
- EWS1 in Place
- Secure Allocated Parking Space
- Balcony
- Minutes to New Islington Metrolink
- Short Walk to Piccadilly Station
- Minutes Walk to New Islington Marina



GENERAL

Rental Yield: 6.52% (based on an estimated rental price of £1250pcm)
 Service Charge: £900 per annum approx.
 Insurance: £400 per annum approx.
 Ground Rent: £170 per annum approx.
 Floor Area: 444 sq. ft /41.3 sq.m approx
 Lease: From and including 8 March 2006 for a term of 250 years (less 3 days)
 Council Tax Band: B
 Management Company: Stevenson Whyte

LIVING ROOM

Double glazed sliding doors leading onto balcony, wooden flooring, phone/ TV point, intercom entry system, radiator and ceiling lights.

KITCHEN

A modern, open plan kitchen comprising a range of wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, built-in microwave oven, sink with mixer tap and drainer, wooden flooring and spotlights.

BEDROOM

Double glazed windows, carpeted flooring, ceiling lighting, wall mounted heater, built-in wardrobes with sliding doors and tv point.

BATHROOM

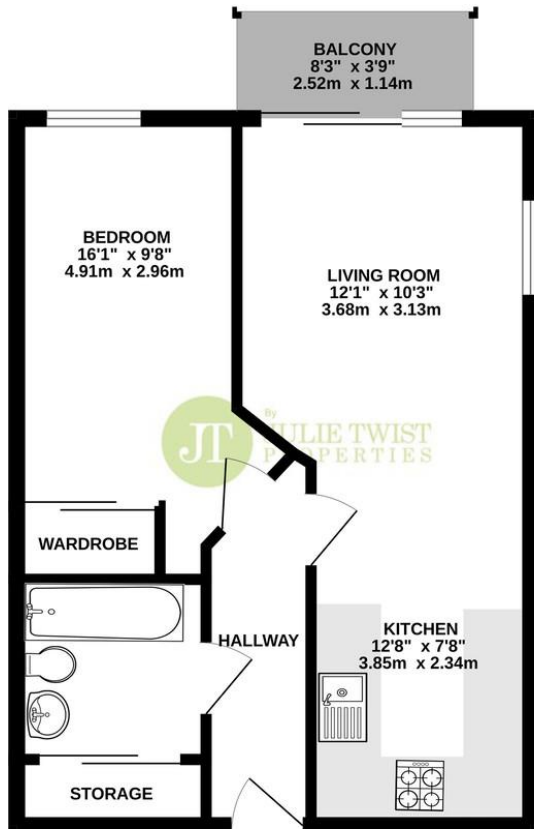
Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, wall mirror, tiled flooring, tiled walls, extractor, spotlights and access to a storage cupboard with sliding doors, which houses the boiler and has plumbing for a washing machine.

PARKING

This apartment benefits from one secure, underground, allocated parking space.



FIRST FLOOR
 444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 444 sq.ft. (41.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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