



Velvet House, Granby Village – Offers Over £190,000

This beautiful one bedroom apartment is ideally located in Velvet House, based in the heart of Manchester City Centre and close to the universities along Oxford Road and the transport hub of Piccadilly, It has one double bedroom with ample wardrobe space, open plan living space and kitchen with integrated appliances as well as a fully fitted three-piece bathroom.

The development also includes an impressive communal residents garden with landscaping, exclusive communal leisure complex including a gymnasium, sauna, hot tub, games room and swimming pool. The development also benefits from video entry security. This apartment also has one allocated parking space included in the sale of the property.

- One Double Bedroom
- Private Allocated Parking
- Communal Gym, Games Room and Swimming Pool
- Central City Centre Location
- EWS1 Rated
- 2nd Floor
- Short Walk to Deansgate
- Immaculately Presented



DESCRIPTION CONTINUED

With an M1 postcode that puts it squarely in the core of the city, Velvet House enjoys a prime position just a short stroll from Oxford Road Station and Piccadilly Station. Everything that Manchester has to offer, including Canal Street, China Town, the Northern Quarter, Deansgate and Market Street, is right outside your door!

GENERAL

Rental Yield: 7.3% based on an estimated rental income of £1150pcm
 Service Charge: £3,708 pa approx (inc. water bills and building insurance)
 Ground Rent: Peppercorn
 Floor Area: 453 sq ft approx (42.1 sq m approx)
 Lease: 999 years from 1st Jan 1991
 Council Tax Band: C, Aprx £1750.66 pa.
 Management Company: Scanlans
 No Chain

HALLWAY

Laminate flooring, ceiling lights and access to cupboard housing the boiler.

LIVING ROOM

Double glazed window, laminate flooring, wall mounted heater, phone/TV point, intercom entry system and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, ceiling lights and extractor.

BEDROOM

Double glazed window, laminate flooring, wall mounted heater and ceiling lights.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, towel rail, partially tiled walls, tiled flooring, extractor and ceiling lights

ADDITIONAL

Communal residents garden with landscaping, exclusive communal leisure complex including a gymnasium, sauna, hot tub, games room and swimming pool, video entry security, garbage chute and one allocated parking space.



453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA - 453 sq.ft. (42.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors 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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