



Hemisphere, Every Street, Manchester – £185,000

****Priced to sell**** Julie Twist Properties presents this top floor apartment in the Hemisphere development, a small block of apartments, meaning residents benefit from a quiet and relaxing environment. The apartment comes with all furniture and white goods included and comprises a large living area with access to a Juliet balcony, open plan kitchen, two double bedrooms, a three piece bathroom and spacious hallway. The property also benefits from a secure allocated parking space! There is also on street parking options available nearby.

Hemisphere is a small purpose built development on Every Street in a quiet residential area of the city centre. The development is also fire safety compliant. Located on the edge of New Islington, this property is only a few minutes' walk from Piccadilly train station and New Islington Metrolink stop offering fantastic transport links around and out of the city centre. It also has easy access onto the Mancunian Way and to surrounding areas.

- Two Double Bedrooms
- Top Floor
- Secure Allocated Parking
- Juliette Balcony
- No Onward Chain
- Excellent Transport Links
- Close to Piccadilly/Northern Quarter
- All Furniture & White Goods Included

GENERAL

Rental Yield: 7.14% based on an estimated rental income of £1100pcm.
Service Charge: £1950.00 per annum
Ground Rent: £170.00 per annum
Lease: 125 years from January 2005
Floor Area: 583 sq. ft / 54.2 sq. m
Council Tax Band: C
Management Company: Inspired Property Management (I.P.M)

HALLWAY

Laminate flooring, ceiling lights, wall mounted heater, access to storage cupboard housing the boiler and intercom entry system.

LIVING ROOM

Double glazed floor to ceiling windows with Juliet balcony, laminate flooring, wall mounted heater, ceiling lights and phone/TV point.

KITCHEN

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

BEDROOM 1

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

BEDROOM 2

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

BATHROOM

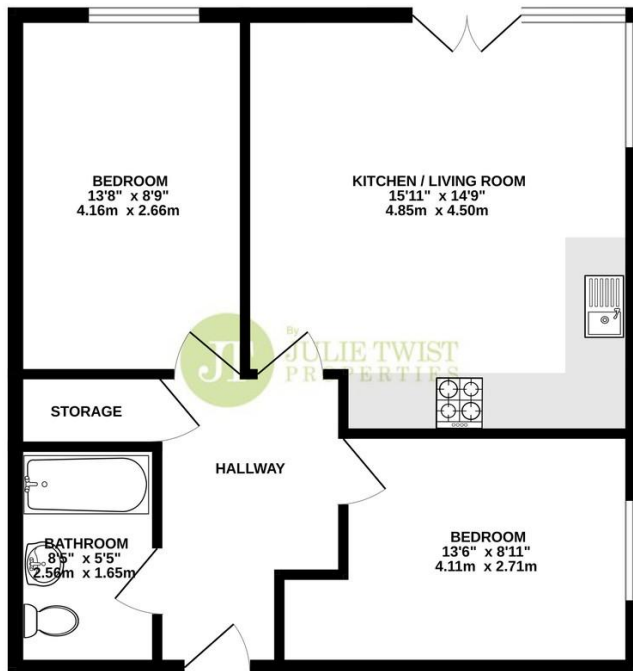
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

There is one allocated parking space included in the sale of this property.



THIRD FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.2 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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