



## Burton Place, Worsley Street, Castlefield - Asking Price Of £270,000

Julie Twist Properties brings to the market this fourth floor apartment, located in the popular Burton Place development. Offering three, good sized bedrooms, a modern three piece bathroom as well as an ensuite bathroom which is accessed via the master bedroom, a fully fitted kitchen with integrated appliances, open plan living area and access to two private balconies - This property is a must see!

Burton Place is a contemporary development located just off Ellesmere Street which is home the Banyan Tree bar and restaurant, a convenience store and other small businesses. The Slate Wharf area of Castlefield is just a five minute walk away providing you with plenty of other bars and restaurants. The property is located only a five minute walk from Cornbrook Metrolink stop which connects you to Salford Quays and South Manchester and is located right on the edge of the main inner city ring road Trinity Way.

- Three Bedrooms
- Two Bathrooms
- Two Balconies
- Fourth Floor
- EWS1 in Place
- Castlefield Location
- 10 Minute Walk to Deansgate
- Excellent Transport Links & Close to Local Amenities



**GENERAL**

Rental Yield: 6.5% based on an estimated rental income of £1550pcm  
 Service Charge: £5422.37pa  
 Ground Rent: £706.67 pa  
 Lease: 999 years from January 2003  
 Floor Area: 909 sq. ft /84.4 sq. m  
 Council Tax Band: D  
 Management Company: Firstport Property Services

**LIVING AREA**

Double glazed floor to ceiling windows and bi-folding doors leading onto balcony, wooden flooring, wall mounted heater, phone/TV point and ceiling lights.

**KITCHEN**

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

**MASTER BEDROOM**

Double glazed floor to ceiling windows with bi-folding doors leading onto a second balcony, carpeted flooring, wall mounted heater, ceiling lights, built in wardrobe space and entrance to the ensuite.

**ENSUITE**

Accessed via the master bedroom, the ensuite comprises of a bath with shower attachment over, WC, sink with mixer tap, towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**BEDROOM 2**

Double glazed floor to ceiling window, carpeted flooring, wall mounted heater, ceiling lights and built in wardrobe space with sliding doors.

**BEDROOM 3**

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

**MAIN BATHROOM**

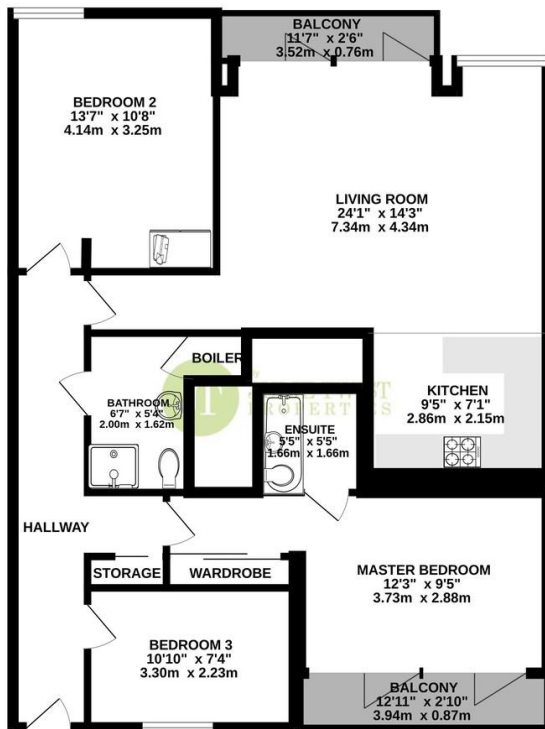
Accessed via the hallway, a three piece bathroom comprising shower cubicle, WC, sink with mixer tap, towel rail, partially tiled walls, tiled flooring and access to storage cupboard housing the boiler and with plumbing for a washing machine.

**OUTSIDE SPACE**

This property benefits from two balconies, one accessed via the living area and one accessed via the master bedroom.



GROUND FLOOR  
 909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.4 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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**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 where 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.

