



Sackville Place, Bombay Street, Manchester

Offers Over £280,000

Julie Twist Properties welcome to the market this raised ground floor apartment in the Sackville Place development, ideally situated in the heart of the city. This spacious property boasts a generous living and dining area, a separate kitchen with integrated appliances, three double bedrooms, and two bathrooms, one of which is an ensuite.

Sackville Place is just a 5-minute walk from both Piccadilly and Oxford Road train stations, providing excellent transport links. Manchester University is a 15-minute walk, and Deansgate and the Village are only a short stroll away, offering an abundance of bars, restaurants, shops, and cafes. Plus, with Sackville Gardens right on your doorstep, you'll have access to a peaceful green space just moments away.

- Raised Ground Floor Apartment
- Three Spacious Bedrooms
- Two Bathrooms
- Large Living Area
- On The Doorstep of Sackville Gardens
- Close Proximity to Deansgate
- 5 Minute Walk From Piccadilly Station
- In The Heart of the City Centre

GENERAL

Rental Yield: 8.2% (Based on expected rental price of £1850pcm)
 Service Charge: £3,360.00 per annum
 Ground Rent: Peppercom
 Ground Rent Review Period: N/A
 Lease: 999 years from 1 January 1998
 Square Footage: 907 sq.ft / 84.3 sq.m
 Council Tax Band: E (Manchester City Council)
 Management Company: HML Bolton

HALLWAY

Carpeted flooring, intercom entry system, wall heater and ceiling lighting.

KITCHEN

A separate kitchen comprising a range of wall and base units, space and plumbing for washing machine, space and plumbing for a dishwasher, space for a freestanding fridge/freezer, stainless steel sink with mixer tap and drainer, built-in oven, four ring hob with extractor over, tiled splash back, laminate flooring and ceiling light..

LIVING AREA

Double glazed window, carpeted flooring, phone/tv point, wall heater and two ceiling lights.

BEDROOM 1

Double glazed window, carpeted flooring, wall heater, ceiling light and access to the ensuite.

ENSUITE

Accessed via bedroom 1, the ensuite comprises of a shower cubicle, WC, sink with mixer tap, tiled walls, tiled flooring, extractor and spotlight.

BEDROOM 2

Double glazed window, carpeted flooring, wall heater and ceiling light.

BEDROOM 3

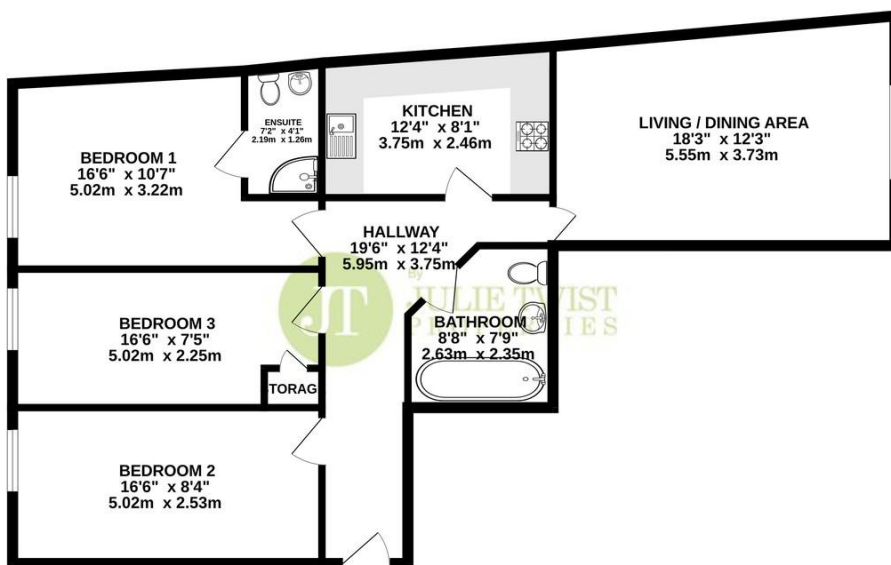
Double glazed window, carpeted flooring, wall heater, ceiling light and access to storage cupboard housing the boiler.

BATHROOM

Three piece bathroom comprising standalone bath with detachable shower attachment over, WC, sink with mixer tap, tiled walls, tiled flooring, extractor fan and ceiling lighting.



GROUND FLOOR
 907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 were 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.