



Mere House, Castlefield Locks, Ellesmere Street, Castlefield

Offers Over £200,000

Julie Twist Properties welcome to the market this two bedroom apartment located within Mere House, part of the Castlefield Locks development. Positioned on the first floor, the apartment offers a fully fitted kitchen with integrated appliances, which is open plan to a spacious living area that has access to a private balcony with water views. The property also offers two bedrooms, a three piece bathroom suite and a large storage cupboard which is accessible via the hallway. The apartment also comes complete with one allocated parking space.

Mere House has an on-site concierge and bike store area. Located in Castlefield, this property is only a short walk away from Deansgate and Slate Wharf via the canal towpath putting you within easy reach of transport links, bars, shops and restaurants. It's also less than five minutes' walk to Cornbrook Metrolink station which connects to all of the city centre, Salford quays and South Manchester.

- First Floor Apartment
- Two Bedrooms
- Private Balcony with Water Views
- Secure Allocated Parking Space
- On Site Concierge
- Castlefield Location
- 10 Minute Walk to Deansgate
- No Onward Chain

GENERAL

Rental Yield: 7.5% (Based on expected rental price of £1250pcm)
 Service Charge: £1740.12 per annum
 Ground Rent: £200 per annum
 Ground Rent Review Period: "The Rent" shall remain for the first fifty years of the Term the yearly rent of GBP 200 and for the remainder of the Term the yearly rent of GBP 400
 Lease: 999 years from 01/01/2003
 Square Footage: 678 sq.ft/ 63.0 sq.m
 Council Tax Band: D
 Management Company: Scanlans Property Management

HALLWAY

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

LIVING AREA

Double glazed windows and door leading onto a private balcony with water views, laminate flooring, radiator, phone/TV point, intercom entry system, wall lights and spotlights.

KITCHEN

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

BEDROOM 1

Double glazed window, carpeted flooring, radiator and ceiling lights.

BEDROOM 2

Double glazed windows, carpeted flooring, radiator and ceiling lights.

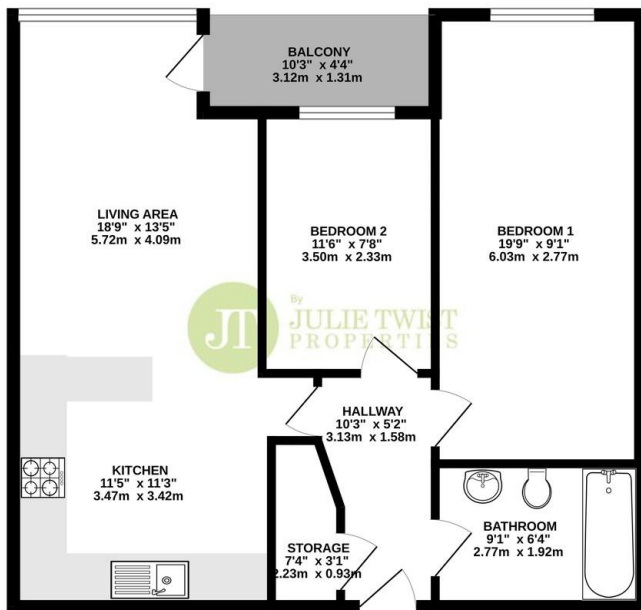
BATHROOM

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

OTHER

This property comes complete with one allocated parking space.

FIRST FLOOR
 678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA - 678 sq ft. (63.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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	77 C	79 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.