



Eastbank Tower, Manchester

Offers Over £180,000

CASH BUYERS ONLY!

Julie Twist Properties welcomes to the market this modern two bedroom apartment on the 6th Floor in the Eastbank Tower development. Spacious and light, it comprises of two double bedrooms which have plenty of wardrobe space and one of which has the benefit of the en-suite bathroom, one main bathroom equipped with shower cubicle, storage cupboard and an open plan living area and kitchen with integrated appliances as well as a nice sized balcony, a secure underground allocated parking space and an onsite caretaker and gym. The development is EWS1 certified.

- Two Double Bedrooms
- EWS1 in Place!
- 6th Floor
- Modern Style Apartment
- Onsite Gym
- Nice Sized Balcony
- Secure Underground Allocated Parking
- Close to the Train Station

DESCRIPTION

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The Eastbank development is nearby the popular Ancoat's and New Islington and is positioned on Great Ancoat's Street which is not too far from the hustle and bustle of the Northern Quarter. It has a great atmosphere everywhere you go with New Islington's beautiful marina being on your doorstep. Piccadilly train station and New Islington tram stop are minutes away as well as the main shopping areas of Market Street and the Arndale Centre nearby.

GENERAL

Rental Yield: 7.8% (based on an expected rental of £1,175 pcm)
Service Charge: £3,200 approx p.a
Ground Rent: £250 p.a
Lease: A term of years commencing on 1 January 2016 and expiring 20 March 2253 (237 years left)
Council Tax Band: C approx. £1750.67 p.a
Floor Area: 619 sq ft approx. (57.5 sq m approx.)
Management Company: Haymarket Management
Tenanted until 19th November 2023

LIVING ROOM

Double glazed window, laminate flooring, double glazed door onto balcony, wall mounted heater, phone/TV point and spotlights.

MASTER BEDROOM

Double glazed window, laminate flooring, wall mounted heater, spotlights and entrance to the ensuite.

KITCHEN

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

SECOND BEDROOM

Double glazed window, laminate flooring, wall mounted heater and spotlights.

BATHROOM

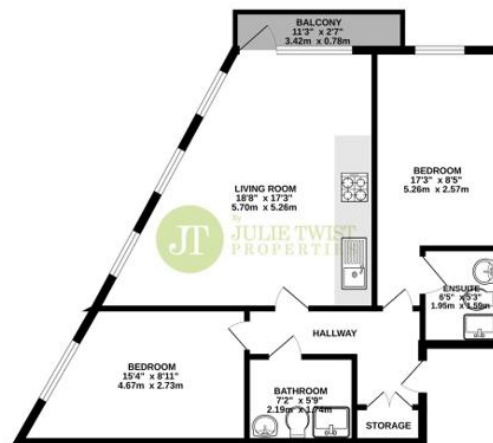
Accessed via the hallway, WC, hand wash basin with mixer tap and shower cubicle, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

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



TOTAL FLOOR AREA: 619 sq ft (57.5 sq m) approx.
We have endeavoured 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.

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