



**JULIE TWIST
PROPERTIES**



Victoria Residence, Manchester

Asking Price Of £460,000

Julie Twist Properties are delighted to bring to the market this stunning two double-bedroom apartment in the luxurious Victoria Residence development on Crown Street. Located on the 15th floor, the apartment is fully furnished throughout. Residents enjoy exclusive access to a 24-hour concierge service, a communal lounge area, a 16th-floor roof terrace, and private use of gym and swimming pool facilities.

- Two Double Bedrooms
- Two Bathrooms
- 15th Floor
- Over 1,000 Square Feet
- On-site Concierge
- Gym & Spa Facilities On-site
- Prime Location
- Breathtaking Views

DESCRIPTION

The property has been finished to an exceptionally high specification and comprises: a hallway with storage facilities and utility cupboard, two double bedrooms, an en-suite shower room, a main family bathroom, a spacious open-plan kitchen (with integrated appliances, a breakfast island, and a wine cooler), a dining area, and a lounge offering incredible views of the city centre skyline.

GENERAL

Rental Yield: 5.1% (based of a rental price of £1,950 pcm)
Service Charge: £3,164.44 per annum
Ground Rent: £403 per annum
Building Insurance: £581.40
Lease: 996 years remaining
Square Footage: 1026 square feet (95.3 square meter)
Council Tax Band: D
Management Company: Zenith Management Company

HALLWAY

Wooden flooring, spotlights, access to storage cupboard with plumbing for washing machine, access to cupboard housing the boiler, wall mounted heater, intercom.

BATHROOM

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

LIVING ROOM

Double glazed window, wooden flooring, wall mounted heater, phone/TV point and spotlights.

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, wooden flooring, spotlights and extractor.

MASTER BEDROOM

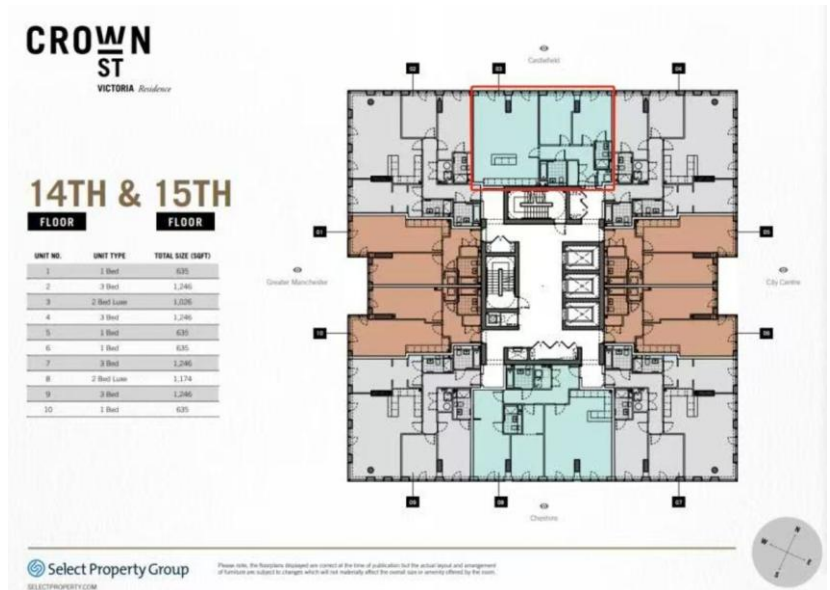
Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, spotlights and entrance to the ensuite.

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.

BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point and spotlights.



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.

