



## **Beaumont Building, 22 Mirabel Street – Offers Over £160,000**

This one bedroom apartment is located within the popular converted development Beaumont Building. Located on the fifth floor, this property has an open plan living area which leads onto a full-length balcony looking towards the AO Arena. The kitchen has integrated appliances, there is a good-sized double bedroom and a main three piece bathroom.

Beaumont Building is situated just behind AO Arena and Victoria train station offering excellent access both in and out of the city. Minutes walk from the newly refurbished Corn Exchange with a plethora of new restaurants, bars and cafes to try. Market Street and the Arndale all in the same vicinity, you really have everything right on your door step. The development has the EWS1 fire-safety sign off in place too.

- One Double Bedroom
- Fifth Floor
- Balcony
- EWS1 In Place
- Short Walk to Deansgate
- Minutes from Victoria Station
- Open Plan Living
- Easy Access to Trinity Way



**DESCRIPTION**

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**GENERAL**

Rental Yield: 7.8% (based on an expected rental price of £1,050 pcm)  
 Service Charge: £2,040 pa approx.  
 Ground Rent: £150 pa  
 Lease: 125 years from 31.05.2001  
 Council Tax Band: C, Aprx £1,620 pa approx.  
 Floor Area: 402 sq. ft approx. (37.3 sq. m approx.)  
 Management Company: Block Property Management

**HALLWAY**

Wooden flooring, cupboard housing boiler and space with plumbing for washing machine, spotlights and entrance to:-

**LIVING ROOM**

Double glazed sliding door to the balcony, double glazed window with electric fitted blinds, wall heater, phone/tv point, spotlights and wooden flooring.

**KITCHEN**

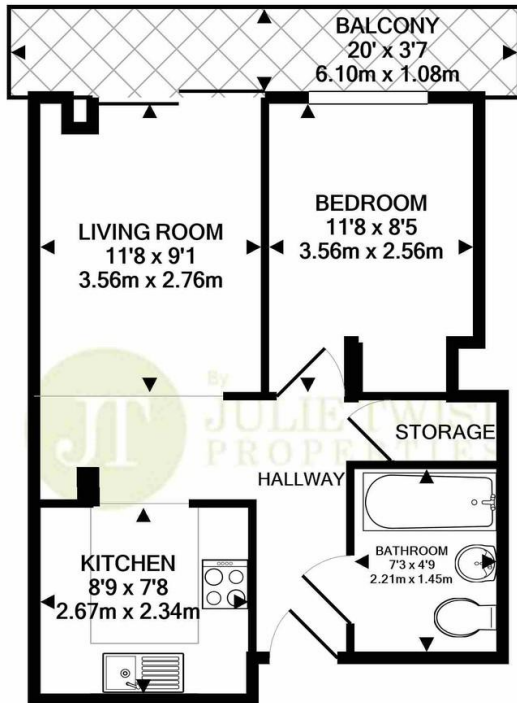
Comprises a range of wall and base units, integrated fridge/freezer, integrated dishwasher, four ring hob with extractor over, stainless steel sink with mixer tap and drainer, wooden flooring, tiled upstand and spotlights.

**BEDROOM**

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

**BATHROOM**

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, wall mirror, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.



TOTAL APPROX. FLOOR AREA 402 SQ.FT. (37.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		

**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.