



Southern Street, Manchester – Offers Over £140,000

Julie Twist Properties welcomes to the market this one bedroom apartment on Southern Street. The apartment comprises a good size double bedroom and three-piece bathroom suite. Further to this, there is an open plan kitchen and living area which is of a great size and has French doors opening to a Juliette balcony at the far end of the living space. The kitchen is fully fitted and has integrated appliances as well as space for a free standing dishwasher.

The location is excellent, a stone's throw away from Deansgate which is the main road that runs through Manchester City Centre. Deansgate Station and Deansgate metrolink are just two minutes walk away and the bottom of Deansgate joins the inner ring road, linking up most major motorways in and out of Manchester. A plethora of restaurants and bars are easily within walking distance as well as department stores and shops.

- One Bedroom Apartment
- Second Floor
- Juliette Balcony
- One Bathroom
- Open Plan Living
- Two Minutes Walk to Deansgate Station
- A Stones Throw Away From Deansgate
- Small Development

GENERAL

Rental Yield: 9% (Based on expected rental of £1050pcm)
Service Charge: £2009.28 per annum
Ground Rent: £250 per annum
Lease: 125 years from 1 January 2006
Square Footage: 407 sqft / 37.8 sq.m
Council Tax Band: C
Management Company: Fords Residential

HALLWAY

Laminate flooring, spotlights, access to storage cupboard housing the boiler and with plumbing for a washing machine and intercom entry system.

LIVING ROOM

Double glazed French doors opening to a Juliette balcony, laminate flooring, wall mounted heater and ceiling lights.

KITCHEN

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

BEDROOM

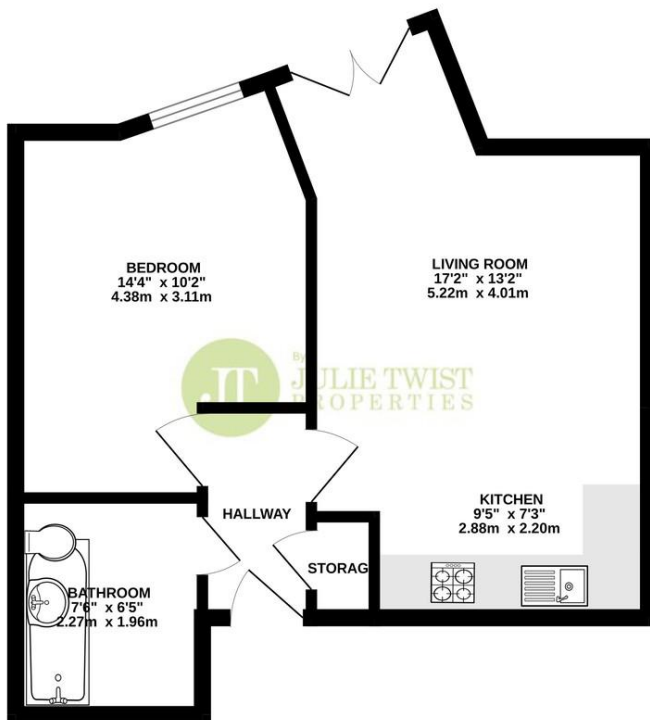
Double glazed windows, carpeted flooring, wall mounted heater and ceiling lights.

BATHROOM

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



SECOND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA - 407 sq.ft. (37.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
55-68	D		
38-54	E		
21-38	F		

Current: 77 C Potential: 82 G