



## Piccadilly Lofts, Dale Street, Manchester - Asking Price Of £250,000

Julie Twist Properties are delighted to present this third floor apartment located within Piccadilly Lofts. The apartment comprises of two double bedrooms, two bathrooms, one of which is an ensuite and an open plan living / kitchen area with integrated appliances. There is also a large hallway upon entering the property.

Piccadilly Lofts is a converted warehouse development that benefits from original features such as large windows and high ceilings.

Piccadilly Lofts is within a five minute walk of Piccadilly train station, perfect for anyone needing to commute out of the city centre. You are also within minutes of the Northern Quarter's quirky and independent bars, shops and restaurants.

- Two Double Bedrooms
- Two Bathrooms
- Conversion Apartment
- Third Floor
- Piccadilly Location
- Minutes to Northern Quarter
- Spacious Living Area
- EWS1 in Place



**GENERAL**

Rental Yield: 7.2% based on an estimated rental income of £1500pcm.  
Service Charge: £2,863.60 per annum  
Ground Rent: £0 per annum  
Floor Area: 827sq.ft / 76.8sq.m  
Council Tax Band: D  
Management Company: RMG

**HALLWAY**

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

**LIVING AREA**

Double glazed, double height windows, laminate flooring, radiator, phone / TV point and ceiling lights.

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, dishwasher, plumbing for washing machine (which will be included in the sale), built in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring and ceiling lights.

**MASTER BEDROOM**

Double glazed, double height windows, carpeted flooring, radiator, ceiling lights and entrance to the ensuite.

**ENSUITE**

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

**BEDROOM 2**

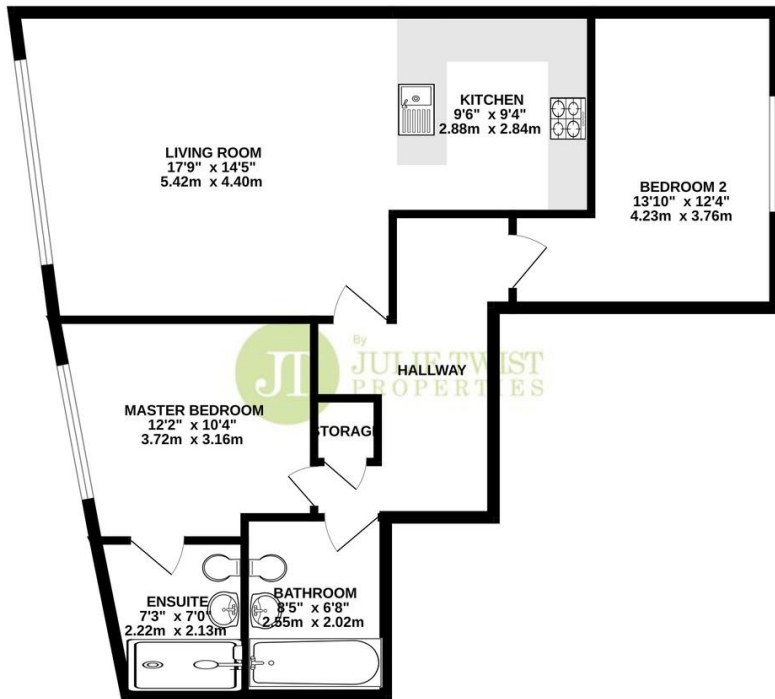
Double glazed feature window, carpeted flooring, radiator, and ceiling lights.

**MAIN 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, laminate flooring and spotlights.



THIRD FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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