



Burton Place, Ellesmere Street, Castlefield - Asking Price Of £175,000

Julie Twist Properties presents to the market this beautiful 5th floor apartment situated in Castlefield. Burton Place is an Urban Splash development that's within ten minutes' walk from Deansgate. Creatively built to make the most of every available area this apartment offers a modern, fully fitted kitchen with integrated appliances, a living / dining area which opens onto a full-length balcony, one double bedroom with built in cupboards, and a three-piece bathroom with access to a storage cupboard housing the boiler and with plumbing for a washing machine / dryer.

Burton Place is located just off Ellesmere Street which is home the Banyan Tree bar and restaurant, a convenience store and other small businesses. The Slate Wharf area of Castlefield is just a five minute walk away providing you with plenty of other bars and restaurants. The property is located only a five minute walk from Cornbrook Metrolink stop which connects you to Salford Quays and South Manchester and is located right on the edge of the main inner city ring road Trinity Way.

- One Double Bedroom
- Parking Available at an Additional Cost (limited spaces)
- Balcony
- EWS1 in Place
- Fifth Floor
- 10 Minute Walk to Deansgate
- Close to Cornbrook Metrolink Station
- 5 Minutes Walk to Main Hub of Castlefield

GENERAL

Rental Yield: 6.2% based on an estimated rental income of £950pcm.
Service Charge: £2,921.32 per annum
Ground Rent: £302.86 per annum
Lease: 999 years from January 2003
Floor Area: 480sq.ft / 44.6sq.m
Council Tax Band:
Management Company: Firstport Property Service

HALLWAY

Laminate flooring, intercom entry system and spotlights.

LIVING ROOM

Double glazed sliding door to balcony, laminate flooring, phone/tv point, wall mounted heater and ceiling lights.

KITCHEN

Tiled flooring, integrated fridge/freezer, integrated dishwasher, stainless steel sink w ith mixer tap, work surface with drainer grooves, wall and base units, four ring hob with extractor over and spotlights.

BEDROOM

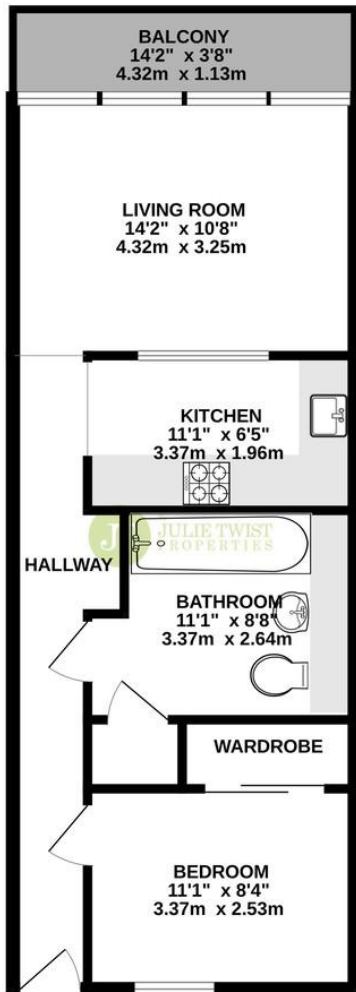
Double glazed floor to ceiling window , carpeted flooring, wall mounted heater and ceiling lights.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled w alls, tiled flooring, extractor and spotlights. There is also a storage cupboard housing the boiler and plumbing for a washing machine/dryer.



523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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