



Lake House, Castlefield Locks, Ellesmere Street, Manchester

£240,000

Julie Twist Properties welcomes to the market this great sized two bedroom apartment is located within Lake House which is part of the Castlefield Locks development. Positioned on the fourth floor, this property offers an large and spacious open plan living, dining and kitchen area, which is fully fitted and has integrated appliances and a breakfast bar. The living space also has access to a Juliette balcony which over looks the courtyard. The master bedroom is larger than average offering ample space for wardrobes/dresser. There is a second good sized double bedroom and a three piece modern bathroom is accessible from the hallway.

- Two Double Bedrooms
- Juliette Balcony
- Allocated Parking Space
- 4th Floor
- Castlefield Location & Short Walk to Deansgate
- On Site Concierge
- Pets Allowed with Prior Consent
- Spacious and Bright

DESCRIPTION

Lake House has an on-site concierge and bike store area. Positioned in Castlefield, this property is only a short walk away from Deansgate and Slate Wharf via the canal towpath putting you within easy reach of transport links, bars, shops and restaurants. It's also less than five minutes walk to Cornbrook Metrolink station which connects to all of the city centre, Salford quays and South Manchester.

GENERAL

Rental Yield: 6.3% (based on an expected rental income of £1250pcm)
Service Charge: £1969.50 pa approx
Ground Rent: £200 pa approx
Lease: 999 years from 1 January 2003
Square Footage: 710 sqft approx (66.0 sqft approx)
Council Tax Band: Manchester City Council D (£1969.50 pa approx)
Management Company: Scanlans Property Management

HALLWAY

Antico flooring, cupboard housing the boiler, radiator and ceiling lighting.

LIVING ROOM

Double glazed windows, antico flooring, radiator, phone/TV point, intercom entry system, spotlights, wall lights and Juliette balcony which over looks the courtyard.

KITCHEN

Open plan to the living room, the kitchen comprises a range of wall and base units, built-in oven, four ring hob with extractor over, integrated fridge/freezer, integrated dishwasher, stainless steel circular sink with mixer tap and drainer and spotlights.

MAIN BEDROOM

Double glazed window, antico flooring, built-in mirrored wardrobe with top-boxes, radiator and ceiling lights.

SECOND BEDROOM

Double glazed window, antico flooring, radiator and ceiling lights.

BATHROOM

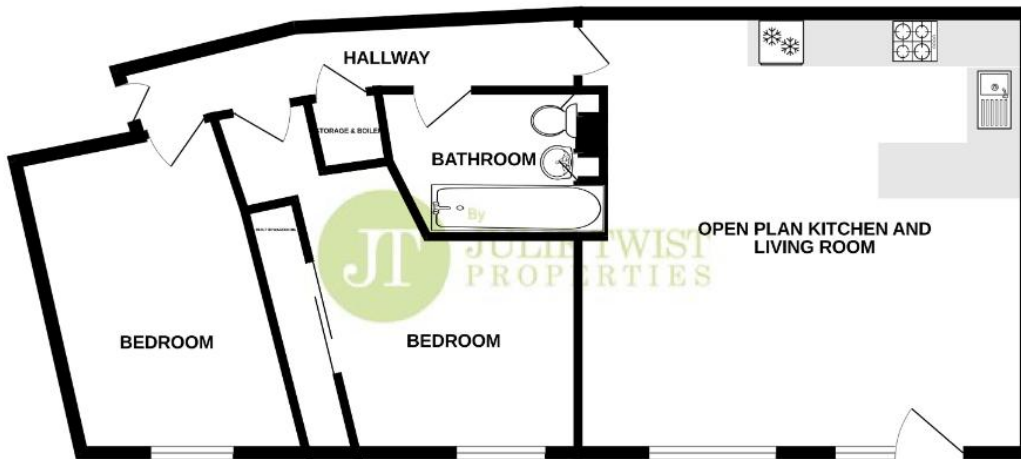
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

There is one allocated parking space included in the sale of this property.



710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq ft. (66.0 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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