



Burton Place, Worsley Street, Manchester - Offers Over £285,000

Step into the heart of urban living with this stunning apartment in the vibrant city centre. Located amidst the hustle and bustle, this contemporary dwelling offers not just a home, but a lifestyle. Enjoy the convenience of being steps away from eclectic eateries, trendy shops, and cultural hotspots, all while residing in a stylish, modern space designed for comfort and sophistication.

This second floor apartment, located in the popular Burton Place development, offers three, good sized bedrooms, two of which have plenty of storage, a modern three piece bathroom, as well as an ensuite bathroom accessed via the master bedroom. The apartment also has a fully fitted kitchen with integrated appliances, spacious living area and two balconies which can be accessed via the living area and the master bedroom.

- Three Bedrooms
- Two Bathrooms
- Two Balconies
- Second Floor
- Castlefield Location
- 10 Minute Walk to Deansgate
- EWS1 in Place
- Excellent Transport Links & Close to Local Amenities



DESCRIPTION

Burton Place is a contemporary development located just off Ellesmere Street which is home to 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.

GENERAL

Rental Yield: 6.5% based on an estimated rental income of £1550pcm
Service Charge: £5422.37pa
Ground Rent: £706.67pa
Lease: 999 years from January 2003
Floor Area: 909 sq. ft /84.4 sq. m
Council Tax Band: D
Management Company: Firstport Property Services

LIVING AREA

Double glazed floor to ceiling windows and bi-folding doors leading onto balcony, wooden flooring, wall mounted heater, phone/TV point and spotlights.

KITCHEN

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

MASTER BEDROOM

Double glazed floor to ceiling windows with bi-folding doors leading onto a second balcony, carpeted flooring, wall mounted heater, ceiling lights, built in wardrobe space and entrance to the ensuite.

ENSUITE

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

BEDROOM 2

Double glazed floor to ceiling window, carpeted flooring, wall mounted heater, ceiling lights and built in wardrobe space with sliding doors.

BEDROOM 3

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

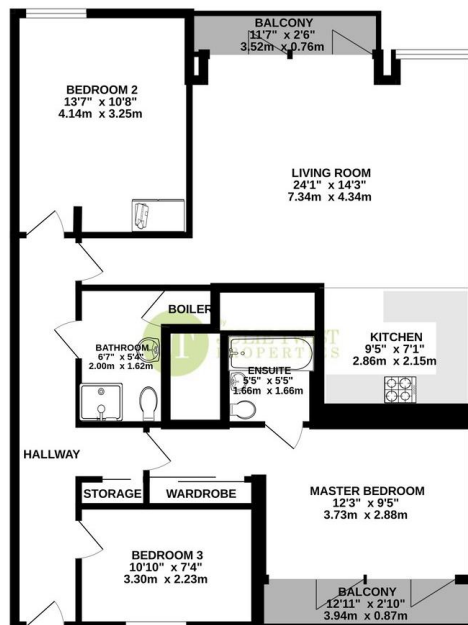
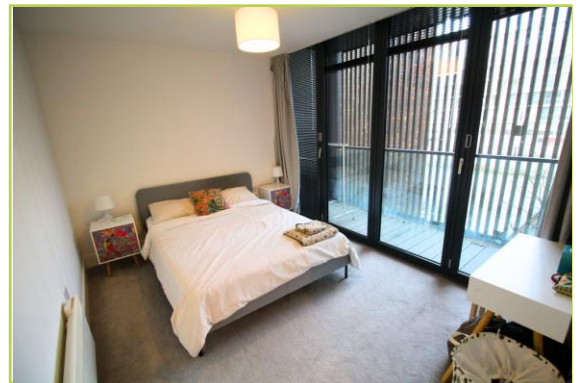
MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising shower cubicle, WC, sink with mixer tap, towel rail, partially tiled walls, tiled flooring and access to storage cupboard housing the boiler and with plumbing for a washing machine.

OUTDOOR SPACE

This property benefits from two balconies.

909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, wall-to-wall, 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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