



Wilburn Basin, Salford - Asking Price Of £180,000

Julie Twist Properties welcomes to the market this modern one bedroom apartment, located in the Wilburn Basin development, in Salford. Positioned on the 4th floor, the apartment comprises a fully fitted kitchen, which is open plan to the living area and also has access to the Juliet balcony. There is also a three piece bathroom, a large double bedroom and plenty of storage space. Situated on the outskirts of the City Centre, Wilburn Basin offers easy access to local amenities, public transport and a short walk to Deansgate. Residents of Wilburn basin can enjoy state of the art facilities such as a gym, 24-hour concierge, cinema and meeting rooms.

- One Bedroom Apartment
- Concierge
- Juliet Balcony
- Gym & Cinema
- 4th Floor
- Communal Gardens
- Variety of Local Amenities
- Easy Access to Public Transport



GENERAL

Rental Yield: 6.5% (based on £975 pcm rent)
 Service Charge: £1513.80 PA
 Ground Rent: £300.00 PA
 Lease: 250 years from 2016 (242 years remaining)
 Square Footage: 495 sqft / 46 sq.m
 Council Tax Band: B (£1807.91)
 Management Company: Zenith Management
 Tenancy ends on the 26th August 2024

HALLWAY

Laminate flooring, spotlights, access to storage cupboard with plumbing for washing machine and housing the boiler and wall mounted heater.

KITCHEN

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

LIVING ROOM

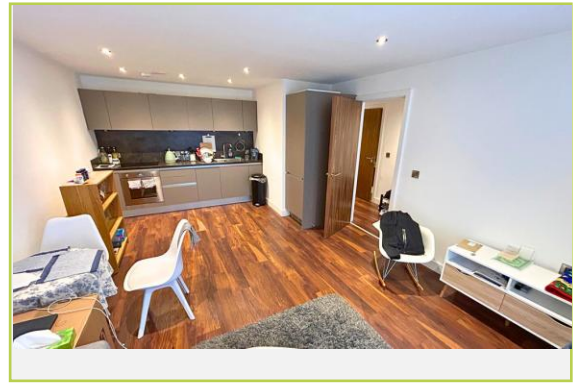
Double glazed window and double glazed door with Juliette balcony, laminate flooring, wall mounted heater, phone/TV point and spotlights.

BEDROOM

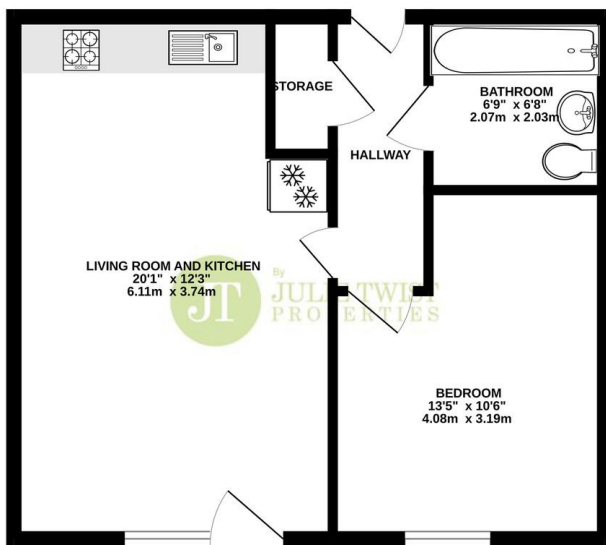
Double glazed window, carpeted flooring, wall mounted heater and ceiling light.

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.



4TH FLOOR
 495 sq.ft. (46.0 sq.m.) approx.



IMPORTANT NOTE
 This floor plan is for information only and does not constitute an offer or form part of a contract. All measurements are approximate and should be used as a guide only. Prospective buyers should verify all measurements and details before making any decision. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

TOTAL FLOOR AREA - 495 sq.ft. (46.0 sq.m.) approx.
 While 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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These photographs, floor plans, services, systems and appliances shown are 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		