



## **Burton Place, Ellesmere Street, Castlefield - Asking Price Of £180,000**

Julie Twist Properties are delighted to welcome to the market this second floor apartment located in the popular Burton Place development. The apartment offers two good sized double bedrooms, a modern three piece bathroom, a separate kitchen with integrated appliances and a spacious living area which leads to a private balcony.

Burton Place is a contemporary development 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.

- Two Double Bedrooms
- Separate Kitchen
- Parking Available at an Additional Cost (limited spaces)
- Second Floor
- Balcony
- EWS1 in Place
- 10 Minute Walk to Deansgate
- Close to Cornbrook Metrolink Station



**GENERAL**

Rental Yield: 7.7% (based on an estimated rental income of £1150pcm)  
 Service Charge: £3,182.88 per annum  
 Ground Rent: £504.76 per annum  
 Lease: 999 years from January 2003  
 Floor Area: 512sq.ft / 47.5sq.m  
 Council Tax Band: C  
 Management Company: Firstport Property Service

**HALLWAY**

Laminate flooring, spotlights, access to storage cupboard with plumbing for washing machine and housing the boiler, additional storage cupboard and intercom.

**LIVING ROOM**

Double glazed window and double glazed door leading onto balcony, laminate flooring, wall mounted heater, phone/TV point, ceiling lights.

**KITCHEN**

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

**BEDROOM 1**

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

**BEDROOM 2**

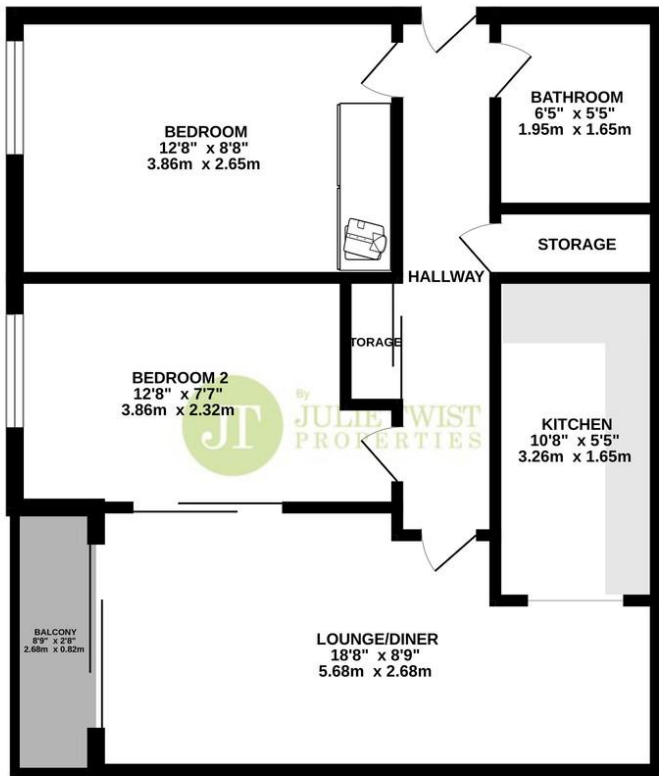
Double glazed windows, laminate flooring, wall mounted heater, sliding door leading to the living area and ceiling lights.

**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 walls, tiled flooring, extractor and spotlights.



TYPE A  
 512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.5 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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