



## The Bradley, Manchester

Asking Price Of £450,000

We're proud to present this penthouse apartment, located in The Bradley, Hilton Street. This apartment boasts over 1,000 square feet internally, plus a vast private roof terrace which provides spectacular views across the Northern Quarter. The roof terrace is the ideal space to entertain guests, relax or enjoy the views. The apartment comprises of a large open plan living and kitchen area, a principle suite which is circa 375 square feet, a further double bedroom and a three piece bathroom accessed via the hallway.

- Penthouse Apartment
- Two Bedrooms
- Two Bathrooms
- Open Plan Living & Kitchen Area
- Large Private Roof Terrace
- Over 1,000 Square Feet Internally
- Northern Quarter Location
- A Short Walk to Piccadilly Train Station



## DESCRIPTION

The Bradley is located on Hilton Street, in the heart of the Northern Quarter. Residents can enjoy access to the sought after independent cafes, bars and restaurants and is just a short walk from New Islington Marina. The development also provides fantastic transport links, such as Piccadilly train station.

## GENERAL

Rental Yield: 5.6 % (£2,100 per calendar month)  
Service Charge: £4,422.36 PA  
Ground Rent: £0.00  
Ground Rent Escalation Clause: NA  
Lease: 974 years remaining  
Square Footage: 1,113 (excluding roof terrace)  
Council Tax Band: E  
Management Company: Scanlans

## HALLWAY

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

## 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.

## LIVING ROOM

Double glazed window, 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, wooden flooring, spotlights lights and extractor.

## BEDROOM

Double glazed window, wooden flooring, wall mounted heater, phone/TV point and spotlights.

## MASTER BEDROOM

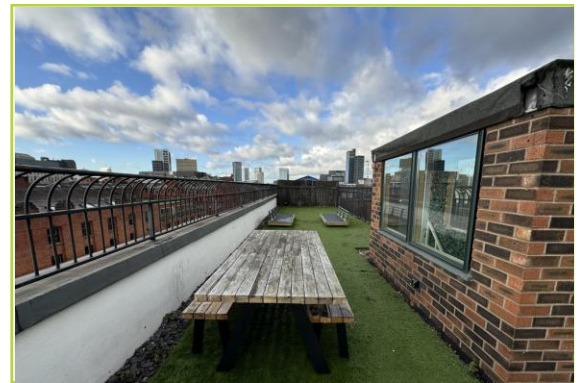
Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, spotlights and entrance to the ensuite.

## ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

## ROOF TERRACE

The private roof terrace is accessed a stairway within the property.



FOURTH FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurement of floors, sections, items 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 a guide only for prospective purchasers. The materials, systems and appliances shown have not been tested and no guarantee is made with respect to their quality or efficiency can be given.  
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