



## Mercury Building, Aytoun Street - Asking Price Of £195,000

This beautiful two bedroom apartment is located in one of the city's most loved developments, The Mercury Building. The property comprises of a living area offering an exceptional amount of space which allows plenty of natural light, open plan kitchen with integrated appliances, two double bedrooms and a three piece main bathroom.

Positioned between Piccadilly Gardens and Piccadilly station public transport could not be better placed but if you need to use a car, there is a NCP car park just across the road from the apartment block. The main shopping areas of Market Street and the Arndale are only five minutes' walk away as well as Manchester's creative, urban heart known as the Northern Quarter is home to countless independent fashion stores, record shops, cafés, bars and restaurants.

- Two Double Bedrooms
- EWS1 Rating B1
- Juliette Balcony
- Spacious Living Room
- Central Location
- Tram Stops Nearby
- Minutes Walk to Northern Quarter
- Bars & Restaurants Nearby

**GENERAL**

Rental Yield: 7.1% (Based on expected rental price of £1250pcm)  
 Service Charge: £1200  
 Ground Rent: £150  
 Lease: 125 years from 2002  
 Council Tax Band: D, Aprx £1872.95  
 Management Company: Revolution

**HALLWAY**

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

**LIVING ROOM**

Double glazed window/Double glazed doors onto Juliette balcony, laminate flooring, wall mounted heater, intercom entry system and ceiling lights.

**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.

**BEDROOM 1**

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

**BEDROOM 2**

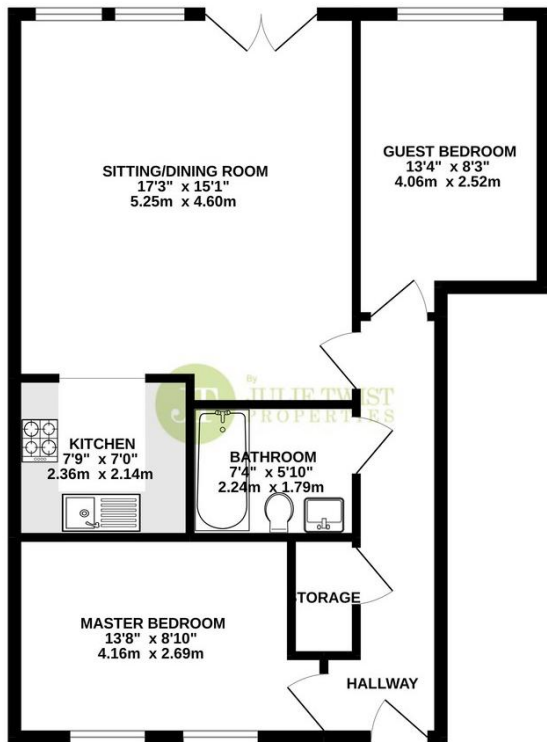
Double glazed window, carpeted flooring and ceiling lights.

**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, extractor and ceiling lights.



672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	BT	BT
(69-80)	C		
(55-68)	D		