



## Burton Place, Ellesmere Street, Castlefield - Asking Price Of £175,000

Julie Twist Properties welcomes to the market this 6th floor apartment located in the popular Burton Place development. The apartment offers a good sized double bedroom, a modern three piece bathroom, separate kitchen with integrated appliances, spacious living area and a large balcony which can be accessed via both the living area and bedroom.

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.

- One Bedroom Apartment
- Sixth Floor
- Separate Kitchen
- Large Balcony
- EWS1 in Place
- Parking Available at an Additional Cost
- Excellent transport links & Close to local Amenities
- 10 Minute Walk to Deansgate

**GENERAL**

Rental Yield: 6.2% based on an estimated rental income of £950pcm.  
 Service Charge: £2,921.32 per annum  
 Ground Rent: £302.86 per annum  
 Lease: 999 years from January 2003  
 Floor Area: 465 sq.ft / 43.2 sq.m  
 Council Tax Band: C  
 Management Company: Firstport Property Services

**HALLWAY**

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

**LIVING AREA**

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

**KITCHEN**

Separate 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, laminate flooring, spotlights and extractor.

**BEDROOM**

Double glazed window and door leading onto balcony, laminate flooring, wall mounted heater, additional area which can be used as a walk in wardrobe, or dressing area and ceiling lights.

**BATHROOM**

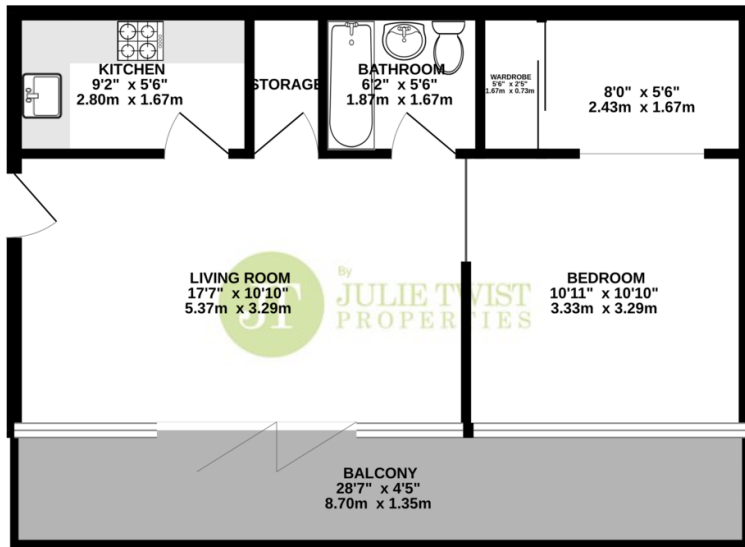
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**OUTSIDE SPACE**

This property benefits from a large private balcony which can be accessed via both the living area and the bedroom.



465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA - 465 sq.ft. (43.2 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 for 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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