



Vie Building , Water Street - Offers Over £220,000

Welcome to the market this immaculately presented apartment which is located on the banks of the River Irwell in the Vie Building! This property is positioned on the 9th floor and provides spectacular views, which can be enjoyed from your own private balcony. The property consists of two double bedrooms, two bathrooms (one of which is an ensuite) and a large open plan living and kitchen area which benefits from floor to ceiling windows, allowing floods of natural light. The property also includes a secure, underground, car parking space.

- Two Bedroom Apartment
- 9th Floor
- Open Plan Living and Kitchen Area
- Private Balcony
- Secure Car Parking Space
- Castlefield Location
- Convenient Transport Links
- EWS1 A1 Rating

DESCRIPTION

The Vie Building is located on the outskirts of Castlefield which means its residents are able to enjoy an extensive range of bars, cafes and restaurants in and around the area. Furthermore, it is just a ten minute walk to Deansgate and provides fantastic access to public transport as Cornbrook Metrolink Station is just a stones throw away.

GENERAL

Rental Yield: 6.8% (Based on expected rental price of £1250pcm)
Service Charge: £2960.90 per annum
Ground Rent: £270 per annum
Lease: 125 years from 2006
Square Footage: 672 square feet / 62.4 square meters
Council Tax Band: D
Management Company: Ridley Thaw LLP

HALLWAY

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

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.

KITCHEN

Open plan 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, laminate flooring, ceiling lights and extractor.

LIVING ROOM

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

BEDROOM

Double glazed window, laminate 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.

BEDROOM

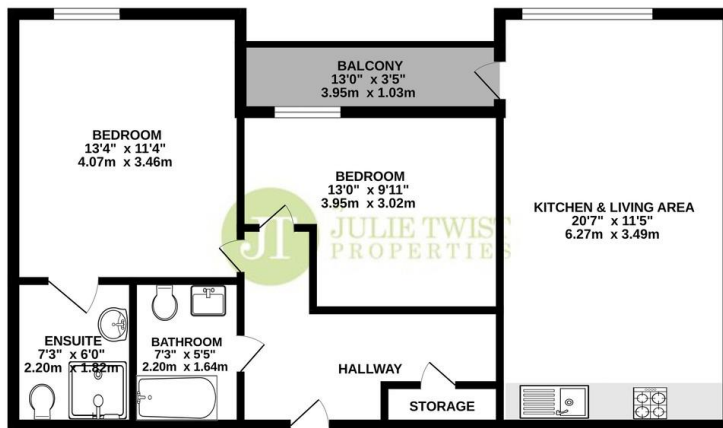
Double glazed window, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

BALCONY

The property benefits from a private balcony which can be accessed via the living area.



9TH FLOOR
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 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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