



### M3, Liverpool Road, Manchester - Asking Price Of £320,000

Julie Twist Properties are thrilled to present this third-floor apartment, located within the M3 Building on Liverpool Road. Ideally located just off Deansgate in the vibrant area of Castlefield, the M3 development offers an unbeatable combination of city living and convenience. With easy access to local amenities, transport links, and the motorway network, this property is perfect for those seeking a central apartment with effortless connections in and out of the City.

This homely apartment offers an open plan living, kitchen and dining area which leads onto a private balcony with stunning views of Castlefield Bowl – creating the perfect space to entertain guests. There are two generously sized bedrooms, one of which benefits from an ensuite, and there is also a further three-piece bathroom which can be accessed via the hallway. The property also comes with one secure, underground parking space.

- Positioned on the 3rd Floor
- Two Generous Bedrooms
- Secure Underground Parking
- South Facing Private Balcony Overlooking Castlefield Bowl
- Two Bathrooms
- On the Doorstep of Deansgate
- Close to the Metrolink & Deansgate Station
- Castlefield Location

## GENERAL

Rental Yield: 5.06% (Based on expected rental price of £1350pcm)  
Service Charge: £4842.81 per annum  
Ground Rent: £150 per annum  
Ground Rent Review Period: Increased by £50 every 25 years, next increase in 2050  
Lease: 150 years from 1 January 2000  
Square Footage: 917 sq.ft / 85.2 sq.m approx  
Council Tax Band: E  
Management Company: M3 Management Company

## HALLWAY

Real beechwood laminate, spotlights, access to storage cupboard, intercom entry system and ADAX Neo WiFi Smart Electric Panel Heater.

## LIVING AREA

Double glazed windows and door leading onto a private south-facing balcony, real beechwood laminate, ADAX Neo WiFi Smart Electric Panel Heater, phone/TV point and wall lights.

## KITCHEN

Open plan to living/dining area, the kitchen comprises wall and base units with bamboo surfaces, space for a free standing fridge/freezer, built in oven with four ring hob and extractor over, Franke white composite sink with mixer tap, real beechwood laminate, integrated washing machine/dryer, integrated dishwasher and spotlights.

## BEDROOM 1

Double glazed window, real beechwood laminate, ADAX Neo WiFi Smart Electric Panel Heater, wall lights and entrance to the ensuite.

## ENSUITE

Accessed via bedroom 1, the ensuite comprises of a shower cubicle, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring and spotlights.

## BEDROOM 2

Double glazed window, real beechwood laminate, ADAX Neo WiFi Smart Electric Panel Heater and spotlights.

## BATHROOM

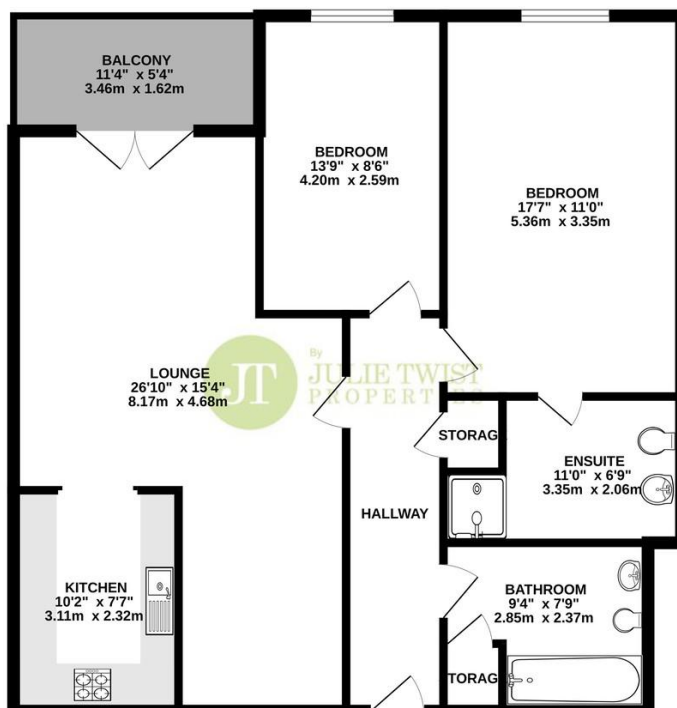
Accessed via the hallway, a three piece bathroom comprising bath, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring, spotlights and access to a storage cupboard housing the boiler.

## PARKING

This property benefits from one secure, underground parking space.



THIRD FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.