



JULIE TWIST  
PROPERTIES



## Abito, Greengate, Manchester - Asking Price Of £110,000

Julie Twist Properties welcome to the market this eighth floor apartment located in Abito in Greengate. Abito is made up entirely of studio apartments, all of which are very cleverly designed and make fantastic use of the space available. The apartment comprises an open plan living area with a kitchenette, which has doors opening to a private balcony. The central pod becomes the hub of each apartment and contains plenty of storage space, as well as a three- piece bathroom. This acts as a partition between the living space and the bedroom area.

Abito is situated just a few minutes' walk from Deansgate, Harvey Nichols and The Corn Exchange shopping centre.

- Eighth Floor Position
- Studio Apartment
- Private Balcony
- Unique Design
- Onsite Concierge
- Central Location
- Short Walk to Deansgate
- Close to Public Transport Links



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GENERAL

Rental Yield: 9.27% based on an estimated rental income of £850 pcm  
Service Charge: £1520 per annum  
Ground Rent: £50 per annum  
Lease: 150 years (less 10 days) from 30 March 2007  
Council Tax Band: A  
Square Footage: 395 sqft / 36.7 sq.m  
Management Company: Living City

LIVING/DINING AREA

Double glazed floor to ceiling windows and double glazed door that leads onto a private balcony, laminate flooring, phone/TV point and spotlights.

KITCHENETTE

Laminate flooring, integrated fridge/freezer, integrated microwave, integrated oven, integrated dishwasher, two ring hob with extractor over and stainless steel sink with mixer tap.

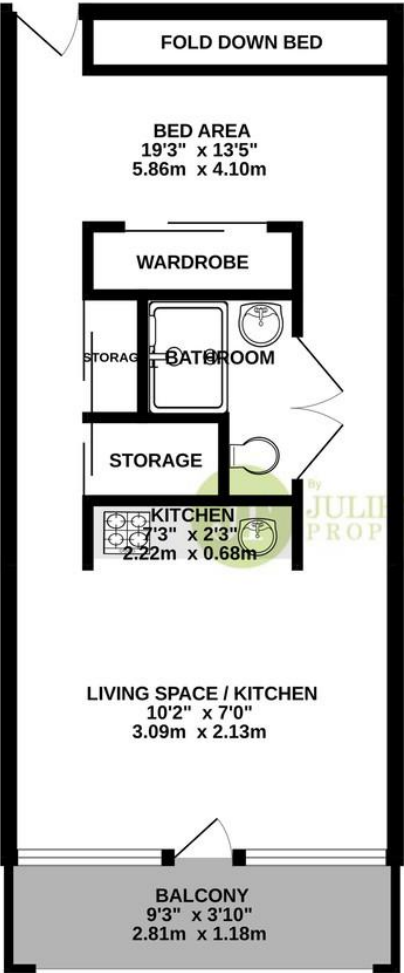
BEDROOM AREA

There is an enclosed, double bed which pulls down, meaning the space is multi-functional as it can be left down or stored away during the day. There is built in storage space in the central pod, spotlights and laminate flooring.

BATHROOM

Built into the central pod, is a three piece bathroom suite, comprising shower cubicle, WC, sink with mixer tap, tiled flooring, extractor fan and spotlights.

8TH FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 395 sq.ft. (36.7 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 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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