



Ophthalmic Works, Tobacco Factory Phase 2, Manchester

Asking Price Of £160,000

Julie Twist Properties are delighted to present this lovely one bedroom apartment in the desirable conversion development the Tobacco Factory. The apartment consist of an entrance hallway with huge storage cupboard with in-built shelving. The hallway leads onto the fully fitted kitchen and living area, a good size double bedroom and a large three piece bathroom. The apartment throughout has high ceilings and manages to feel both cosy and spacious at the same time.

Tobacco Factory is located within a few minutes' walk of very popular areas such as Ancoats and the Northern Quarter which offer a range of trendy bars, restaurants and cafes. Victoria station and Piccadilly Station are both within easy walking distance and Shudehill bus and Metrolink station are just a stones throw away, making public transport around and out the city centre super easy. Locally there is a lovely park called Angel meadows and a co-op shop.

- Conversion Development
- One Double Bedroom
- Ground Floor Position
- High Ceilings Throughout
- Short Walk to Ancoats
- Close to Northern Quarter
- Five Minutes Walk to Victoria Station
- Twenty Minutes Walk to Piccadilly Station

GENERAL

Rental Yield: 7.5% (Based on expected rental of £1000pcm)
 Service Charge: £2220 per annum (Includes Buildings Insurance)
 Ground Rent: £100 per annum
 Ground Rent Review Period: N/A
 Lease: 999 years from 1st September 1999
 Square Footage: 499 sq.ft / 46.4 sq.m approx
 Council Tax Band: C - £1838.44 per annum
 Management Company: Complete Property Management

HALLWAY

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

LIVING ROOM

Two double glazed windows, laminate flooring, wall mounted heater, phone/TV point, 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 induction hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor.

BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, TV point 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, laminate flooring, extractor and spotlights.



GROUND FLOOR
 499 sq.ft. (46.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.