



## M3, Liverpool Road, Manchester

### Offers Over £290,000

Julie Twist properties welcome to the market this third floor apartment located within the popular M3 Building on Liverpool Road. The M3 development is based just off Deansgate in the Castlefield area of Manchester. It benefits from being in close proximity to local amenities and motorway links and is perfect for those who want a property in a central location with access to the surrounding areas.

This beautiful property comprises a spacious living / dining room, which has access to a private balcony. This is open plan to the kitchen, which has space for a freestanding fridge/freezer, integrated four ring hob and oven and plumbing for a washing machine/dryer. There are two double bedrooms, one of which benefits from an ensuite, and there is also a further main three-piece bathroom. The property also comes with one secure, underground parking space.

- Third Floor Apartment
- Two Double Bedrooms
- Secure Underground Parking
- Private Balcony
- Two Bathrooms
- Minutes Walk to Deansgate
- Close to Tram & Train Station
- EWS1 in Place with B1 Rating



**GENERAL**

Rental Yield: 5.59% (Based on expected rental price of £1350pcm)  
 Service Charge: £4,623.03 per annum  
 Ground Rent: £150 per annum  
 Lease: 150 years from 1 January 2000  
 Square Footage: 917 sqft / 85.2 sq.m approx  
 Council Tax Band: E  
 Management Company: M3 Management Company

**HALLWAY**

Laminate flooring, spotlights, access to storage cupboard, intercom entry system and wall mounted heater.

**LIVING ROOM**

Double glazed windows and door leading onto a private balcony, laminate flooring, wall mounted heater, phone/TV point, spotlights and wall lights.

**KITCHEN**

Open plan to living/dining room, the kitchen comprises wall and base units, space for a free standing fridge/freezer, built in oven with four ring hob and extractor over, stainless steel sink with mixer tap, laminate flooring, plumbing for a washing machine/dryer, integrated dishwasher and spotlights.

**BEDROOM 1**

Double glazed window, laminate flooring, wall mounted 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, laminate flooring, wall mounted heater and spotlights.

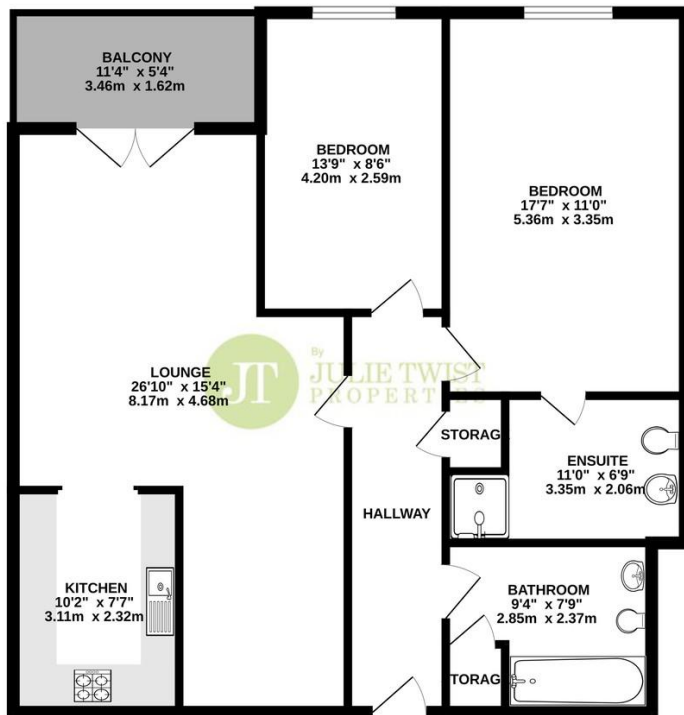
**BATHROOM**

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, 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.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.