

# JULIAN WADDEN



494 Wilmslow Road  
Withington  
Guide price £157,500



Square Footage: 362  
Council Tax Band: TBC  
Tenure: Leasehold  
Service Charge: £90 pcm  
Sat Nav Directions: M20 3BG

\*Last few properties remaining\* Incentives available for properties reserved this month!

SCALA - An exclusive collection of brand new boutique apartments conveniently situated in the heart of Withington village, M20. Apartment 22 is an impressive one bedroom property with far reaching city views positioned on the top floor of this ultra modern urban development and is ready to view immediately!

Boasting a comprehensive range of integrated appliances, quality fixtures, stunning kitchens and shower rooms, lift access to all floors and even use of communal Scala bicycles for commuting! These contemporary new homes are perfect for first time buyers, young professionals and buy to let investors.

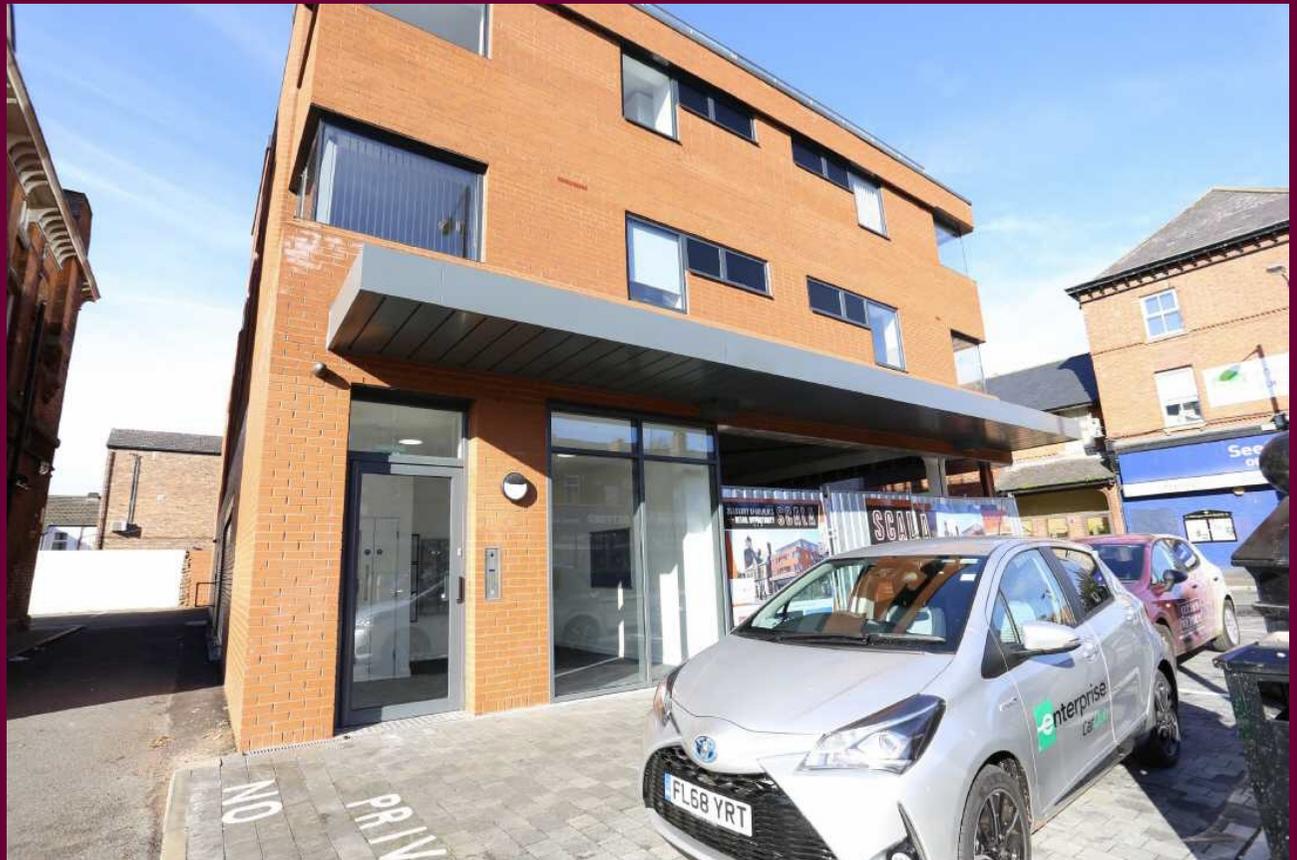
\*\*We anticipate this low maintenance hassle free investment would command a rental of £750pcm, giving an annual yield of circa 5.7%\*\*

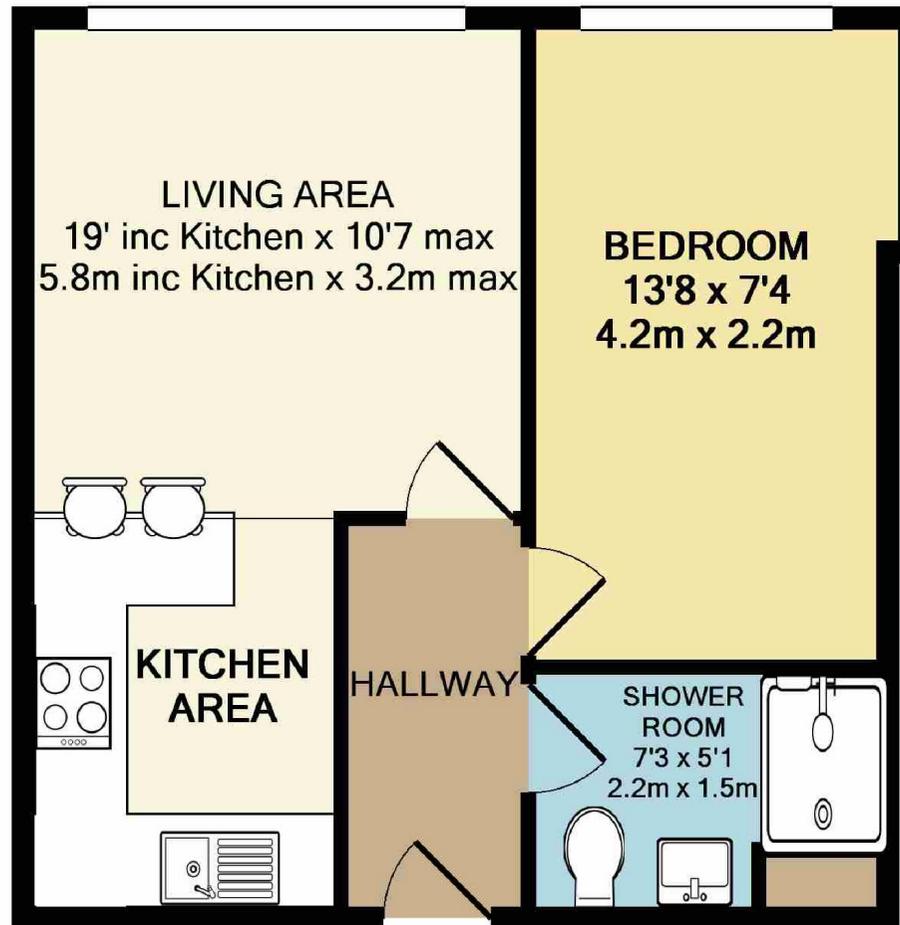
Apartment 22 is a third floor property and comprises; welcoming entrance hallway with video intercom access, a light filled open plan living dining kitchen with striking floor to ceiling windows. Perfectly designed for modern living the kitchen features integrated appliances; stainless steel single oven, induction hob, extractor, microwave, fridge freezer and Hotpoint washer dryer. Kitchens are finished with attractive two-tone matte doors, chrome handles, additional downlights and breakfast bar. The bedroom measures over 14ft and features full height windows. A stylish shower room completes the property and boasts quality Duavit fixtures, Hansgrohe premium rain head shower and a tasteful tiling theme.

Externally the property offers immaculate communal areas, lifts to all floors, and secure video access to the building. Also included is exclusive bicycle use for residents and free membership to Enterprise Car Club.

Build has just completed on these properties and they are ready to view immediately, priced from £124,500, we have a release of studio and one bedroom units for sale.

Contact our Didsbury office on 0161 434 4311 for further details!





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