



## Burton Place, Worsley Street, Castlefield - Asking Price Of £225,000

This modern and well-designed apartment is one of the largest two bedroom apartments in Burton Place based in Castlefield. Burton Place was developed by Urban Splash and designed by Glenn Howells architects and has been thoughtfully designed throughout making the most of the apartments' space. The property has two good size bedrooms, The bathroom is modern and well-kept and is accessible from the long entrance hallway which also has access to two good size storage cupboards. The living area is open to the kitchen, both living room and master bedroom benefit from floor to ceiling bi-folding doors onto the balcony. This property also comes with parking. property is offered with no chain and vacant possession!

Burton Place is located just off Ellesmere Street which has a local shop and a couple of café's and bars. Only 5 minute's walk away is the heart of Castlefield where several pubs, bars and restaurants are located along the canals and cobbles streets.

- Two Double Bedrooms
- Large Living/Dining area
- Open-Plan Modern Kitchen
- Two Balconies
- Allocated Parking Space
- Castlefield Location
- Third Floor
- 15 Min Walk to Deansgate

## GENERAL

Rental Yield: 5.6% (Based on expected rental of £1050pcm)

Service Charge: £2642.74 pa

Ground Rent: £345.66 pa

Lease: 999 years from 01.01.2003

Council Tax: C, Aprx £1335.21

Management Company: Mainstay

Vacant Possession

Please note there is also a charge payable when selling the property which will contribute towards the maintenance fund. This is 0.25% (of the resale value) multiplied by a minimum of 4 or the number of years you have owned the property for.

## HALLWAY

On entering the apartment there is a hallway with two storage cupboards, one houses the energy efficient water tank, alarm system, TV booster, washing machine and utility items and the other is currently used as for clothes and household items, excellent storage space which also can be used as a spare built-in wardrobe.

## LIVING/DINING ROOM

Engineered wood flooring through-out. Light, open and immaculate this living space boasts bi-folding doors onto the balcony, which comes with timber shutters to make the balcony completely private. There is space for a separate dining area with large floor-to-ceiling window which provides plenty of natural lights as well as multiple electrical sockets and T.V point.

## MASTER BEDROOM

Well presented, complemented with brand new carpeted flooring and fitted wardrobes. This double bedroom has a bi-folding doors onto the balcony overlooking the rear of the development and has plenty of room for the double bed and other furniture.

## BEDROOM 2

Well presented, complemented with brand new carpeted flooring, this bedroom has a build-in desk area which it will allow you to work from home, with floor-to-ceiling window overlooking the rear of the development and provides plenty of natural light and very quiet.

## KITCHEN/BREAKFAST ROOM

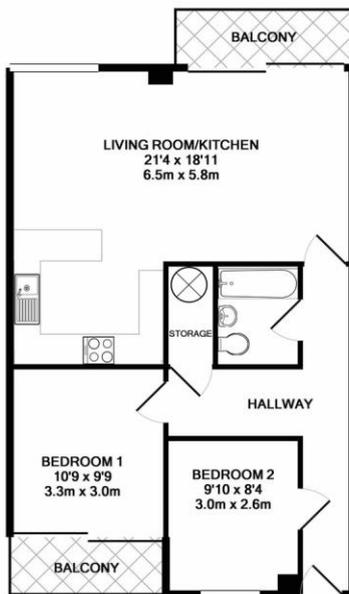
Open plan modern Kitchen benefits from brand new tiled flooring, superb breakfast bar, fully integrated with fridge and separate freezer, oven, hob, sink and extractor fan and plenty of storage space.

## BATHROOM

Good sized family bathroom with fitted white three piece suite including bath with shower fittings, sink and W.C. There is a large mirror mounted on the wall, towel rail and the room has been fully tiled.

## COMMUNAL AREAS

Modern and finished to the highest standard, there is a lift and staircase to all floors, access to the building is through the use of a fob. There is also an intercom system by the front communal door. the property comes with allocated parking space which is located on the B2 and it is very close to the lift.



TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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