



**JULIE TWIST
PROPERTIES**



Burton Place, Castlefield - Asking Price of £150,000

Burton Place is an Urban Splash development which is located in Castlefield, only a ten minute walk away from Deansgate.

Set on the fourth floor, this one bedroom apartment has been innovatively designed to utilise every inch of space. The property comprises of an entrance hallway with boiler cupboard and storage cupboard, three piece bathroom, living room which leads onto the full-length balcony, separate kitchen with integrated appliances and a double bedroom with built-in wardrobes.

Burton Place is located just off Ellesmere Street which is home the Banyan Tree bar and restaurant, a convenience store and other small businesses. The Slate Wharf area of Castlefield is just a five minute walk away providing you with plenty of other bars and restaurants. The property is located only a five minute walk from Cornbrook Metrolink stop which connects you to Salford Quays and South Manchester. Located right on the edge of the main inner city ring road Trinity Way, it also offers great motorway links out of the city

- One Double Bedroom
- Balcony
- Secure Allocated Parking
- Castlefield Location
- Fourth Floor
- 10 Minute Walk to Deansgate
- 5 Minutes Walk to Main Hub of Castlefield
- 5 Minutes Walk to Cornbrook Metrolink Stop

GENERAL

Rental Yield: 6% (Based on expected rental of £750pcm)

Service Charge: £1406.62 pa (approx)

Ground Rent: £207.31 pa (approx)

Lease: 999 years from 01.01.2003

Council Tax Band: B, Aprx £1218.61 pa

Management Company: Mainstay

Please note there is also a charge payable when selling the property which will contribute towards the cost of the property multiplied by a minimum of 4 or the number of years you have owned the property for.

HALLWAY

Laminate flooring, boiler cupboard, intercom entry phone and spotlights.

LIVING ROOM

Double glazed sliding door to balcony, laminate flooring, phone/tv point, wall mounted heater and spotlights.

KITCHEN

Tiled flooring, integrated fridge with freezer compartment, integrated dishwasher, stainless steel sink with mixer tap, work surface with drainer grooves, base and wall units, stainless steel splashback, four ring hob with extractor over and spotlights.

BEDROOM

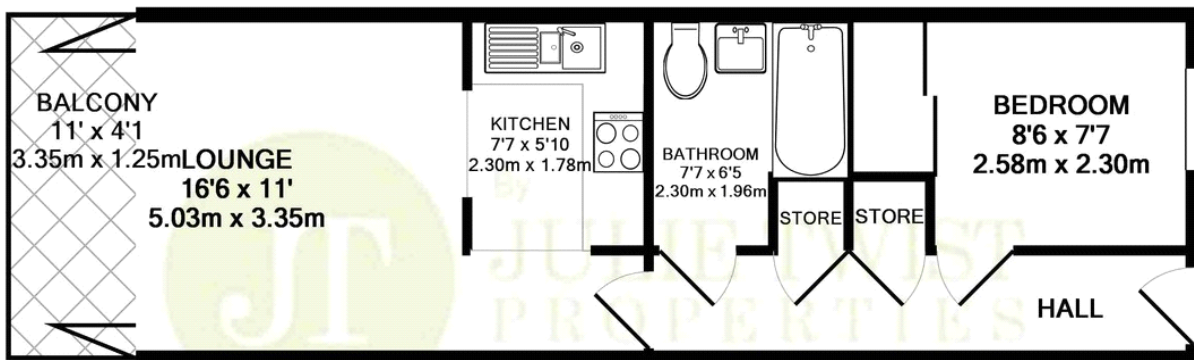
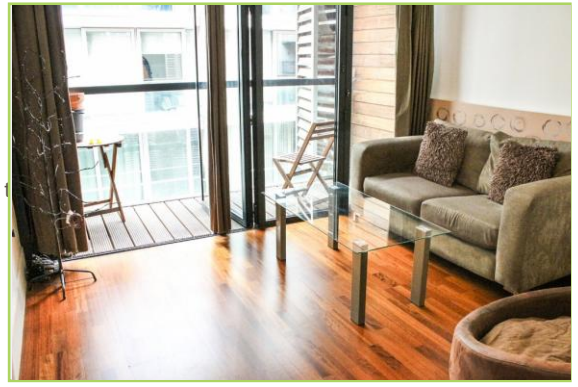
Carpeted flooring, wall mounted heater, built-in wardrobe, double glazed window into communal hallway and spotlights.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, tiled flooring, spotlights and vanity mirror.

BALCONY

Accessed from the living room, the balcony comprises decking and glass balustrade



TOTAL APPROX. FLOOR AREA 374 SQ.FT. (34.7 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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