



Imperial Point, Asking Price £295,500

Julie Twist Properties would like to present this, luxury two bedroom apartment located on the twelfth floor of Imperial Point. This modern accommodation comprises of two double bedrooms, the main bedroom having a luxury en-suite shower room with over-sized shower tray and chrome power shower. There is also a fully fitted kitchen, with integrated appliances. These include: electric oven, hob with brushed steel cooker-hood, built-in fridge and freezer, dishwasher and washer/dryer.

There is a concierge service on-site, a separate post box room and parking is situated underground and secure.

Local leisure facilities are excellent, with separate access from the main reception lobby to the Virgin Active Leisure complex (Members Only). Fast transport links to central Manchester as well as The Lowry Theatre and Art Gallery in the same vicinity. The well renowned Booths Supermarket also a short walking distance, this apartment has everything to offer.

- Two Double Bedrooms
- Twelfth Floor
- Water Views & Media City Views
- Underground Allocated Parking
- Concierge
- Option of Two Parking Spaces
- Private entrance to Virgin Active Gym
- Walking Distance to Media City

DESCRIPTION

A luxury two bedroom apartment located on the twelfth floor of Imperial Point. This modern accommodation comprises of two double bedrooms, the main bedroom having a luxury en-suite shower room with over-sized shower tray and chrome power shower. There is also a fully fitted kitchen, with integrated appliances. These include: electric oven, hob with brushed steel cooker-hood, built-in fridge and freezer, dishwasher and washer/dryer.

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GENERAL

Rental Yield: 3.75% (Based on expected rental of £1100)
Service Charge: approx £1960pa
Ground Rent: £280pa
Lease: 125 years from 2004 (109 years remaining)
Council Tax Band: D Council Tax: approx. £1,759.05pa
Car Parking Lease: approx. £465 per quarter for two parking spaces
Management Company: Emmersons

COMMUNAL ENTRANCE

Grand Communal Entrance Hall luxuriously furnished with communal seating, concierge reception, staircase and lifts to all floors including basement car park.

HALLWAY

Hall with front door, wall heater, video intercom entry phone system, smoke alarm, built-in storage/airing cupboard, built-in mirrored Cloaks Cupboard, beech finish strip flooring.

LOUNGE/DINER

With stunning south-facing panoramic views over the Manchester Ship Canal, Central Bay and beyond, uPVC double glazed sliding patio doors to Balcony, beech finish strip flooring, low voltage spotlighting, two wall heaters, opening to high specification Kitchen Area.

KITCHEN

With high specification fitted units with maple finish doors and granite effect worktops and splash-backs incorporating stainless steel extractor hood, stainless steel electric hob, under-oven, integral fridge and freezer, integral dishwasher and integral washing machine, skirting fan heater, one and a half bowl sink unit.

BEDROOM

Double Bedroom, with south-facing aspect, uPVC double glazed window, wall heater, low voltage spotlighting, door to Hall and connecting door to Bathroom/WC combined. Fitted wardrobes

BEDROOM TWO

Double Bedroom, with south-facing aspect, uPVC double glazed window, wall heater, low voltage spotlighting. Fitted wardrobes

BATHROOM

With high specification white suite with chrome fittings comprising separate glazed shower cubicle, bath, low level WC, wash hand basin in vanity unit, ceramic tiled walls and ceramic tiled floor, under-floor heating, heated towel rail, low voltage spotlighting, shaver point.

ENSUITE

Shower room with over-sized shower tray and chrome power shower

ADDITIONAL INFORMATION

An additional feature of Imperial Point is that from the main concierge reception hall of the building there is a connecting door to the Virgin Active Leisure Complex with gymnasium and swimming pool. Any prospective purchasers must make their own enquiries with regards to subscription.

EXTERNAL

There is a secure basement Car Park with access from The Quays with a designated parking space (subject to annual rental)



TOTAL AREA: APPROX. 78.5 SQ. METRES (844.6 SQ. FEET)

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 where 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.

