



**JULIE TWIST
PROPERTIES**



Media City (Block 1) , 9 Michigan Avenue

Asking Price Of £285,000

Julie Twist Properties are delighted to present this 18th floor, three bedroom, two bathroom apartment in tower 1 Media City. This apartment offers fantastic views across the Manchester skyline. Inside consists of an open plan kitchen/living area, two double bedrooms, with a single room as a third, with en-suite to master bedroom. This apartment offers plenty of natural light with floor to ceiling windows throughout. Within the development is an on-site gym, concierge, cinema room, laundry room and a space to hang out with a communal kitchen.

- 18th Floor
- Three Bedrooms
- Two Bathrooms
- Allocated Parking
- Floor to Ceiling Windows
- 24hr Concierge/Security
- On-Site Gym
- Communal Cinema Room

DESCRIPTION

X1's MediaCity Tower 1 is the first tower built as part of a spectacular MediaCity development. The largest residential development in the North West, its silhouette dominates the Salford Quays skyline.

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GENERAL

Rental Yield: 5.05% (Based on expected rental of £1200pcm)

Service Charge: approx. £2400 - approx. £22.95 per SQM

Ground Rent: £375pa

Lease: 999 years from January 2014 (996 years remaining)

Council Tax Band: C

Management Company: X1 Lettings

HALLWAY

Cameroon vinyl wood strip flooring, Oak veneered internal doors, Painted finish in white to all walls, skirting's and ceilings. Security intercom, Smoke Alarm

BOILER ROOM

Housing Boiler and Washer/Dryer

STORAGE

Good sized storage cupboard

KITCHEN

Fully fitted kitchen with a selection of white gloss base & wall units with laminated worktop, Electric multifunction oven and hob finished in stainless steel, Stainless steel chimney style extractor hood, Fridge/freezer

LIVING ROOM

Oak veneered internal doors, Aluminium framed double glazed windows, Oak veneered internal door, Painted finish in white to all walls, skirting's and ceilings

BATHROOM

Modern Sanitary ware including cistern WC, Contemporary chrome fittings & high quality shower fitting over bath, Walls and floors fully tiled in contemporary ceramic, Heated electric towel rail

MASTER BEDROOM

Oak veneered internal doors, Painted finish in white to all walls, skirting's and ceilings, Aluminium framed double glazed windows, Cameroon vinyl wood strip flooring

ENSUITE

Modern Sanitary ware including cistern WC, Contemporary chrome fittings & high quality shower fitting, Walls and floors fully tiled in contemporary ceramic, Heated electric towel rail

BEDROOM TWO

Cameroon vinyl wood strip flooring, Aluminium framed double glazed window, Oak veneered internal door, Painted finish in white to all walls, skirting's and ceilings

BEDROOM THREE

Cameroon vinyl wood strip flooring, Aluminium framed double glazed window, Oak veneered internal door, Painted finish in white to all walls, skirting's and ceilings

COMMUNAL AREA

Main communal entrance area with ceramic tiled flooring, Individual post boxes, Lift access to all floors,



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.