



**JULIE TWIST  
PROPERTIES**



**183 Water Street, Manchester**

**Asking Price £227,500**

A unique opportunity to own an exclusive duplex apartment in this choice development on Water Street, Castlefield. This magnificent 2 double bedroom conversion apartment is arranged over 2 levels and boasts a range of features, including the original wood flooring from the old mill and double height windows that provide ample natural light. The first floor finds the master bedroom and a further second double bedroom, both benefiting from these double height windows. Also on this level is the good-sized 3 piece bathroom suite and double height dining kitchen, with integrated oven, gas hob and dishwasher. A new bespoke staircase mixes original features with contemporary style and curves up to a spacious and impressive living area, complete with Velux style windows. The nature of the apartment's living area provides an impressive, bright, airy space. The outside of the property includes a comfortable communal garden with large seating area.

- Duplex Apartment
- Two Double Bedrooms
- Family Bathroom
- Fitted Separate Kitchen
- Double Height Ceilings
- Impressive Upper Level Living Room
- Gas Central Heating
- Secure Parking

## GENERAL

Rental Yield: 5.1% (Based on expected rental of £975pcm)  
Service Charge: Aprx £1,536 pa  
Ground Rent: Peppercorn  
Lease: 999 years from 08.04.1999  
Council Tax Band: C, Aprx £1226.00 pa  
Management Company: Water Street Management Company  
There is tenancy in place until June 2019 paying £900pcm

## OPEN PLAN LIVING AREA

Accessed via staircase from the lower level, accommodation comprises wooden flooring, two velux windows, phone and tv point, ceiling lighting and wall mounted heater.

## OPEN PLAN KITCHEN AREA

Open plan kitchen comprises range of wall and base units, built-in oven with gas hob and extractor over, stainless steel sink with drainer and mixer tap, double height ceiling, space for fridge/freezer, integrated dishwasher, wooden flooring, double height window, wall mounted heater and ceiling lighting. There is ample space for a dining area.

## LANDING

There is additional on the landing of the upper level which comprises wooden flooring, ceiling lighting and is ideal for study space etc...

## BEDROOM 1

Wooden flooring, window, radiator and ceiling lighting.

## BEDROOM 2

Wooden flooring, window, radiator and ceiling lighting.

## BATHROOM

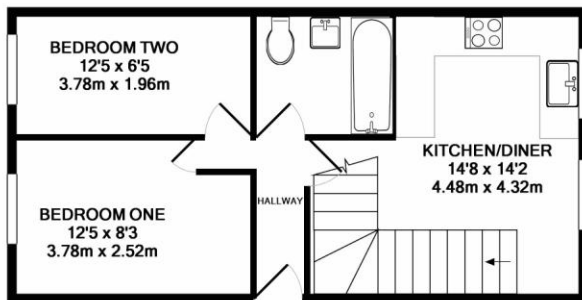
Three piece bathroom comprises side panel bath with shower over, wash hand basin, WC, lino flooring and ceiling lighting.

## STAIRS

Wooden staircase from the kitchen area leads up to the living area.

## PARKING

There is parking for residents located at the side of the development.



GROUND FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.6 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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