



**JULIE TWIST
PROPERTIES**



M3 Building, Manchester

Asking Price Of £330,000

Julie Twist Properties are delighted to present this larger than usual two bedroom apartment within the popular M3 Building in Liverpool Road. Located just off Deansgate and across from the Museum of Science & Industry Museum. This fantastic second floor corner aspect apartment located in the heart of Castlefield. Check out the 360 tour!!

- Two Double Bedrooms
- Two Bathrooms
- Secure Parking Space
- Large Private Balcony
- Fantastic Location
- Prestigious Development
- Minutes Walk to Deansgate
- Close to Tram & Train Station

DESCRIPTION

Julie Twist Properties are delighted to present this larger than usual two bedroom apartment within the popular M3 Building in Liverpool Road. Located just off Deansgate and across from the Museum of Science & Industry Museum. This fantastic second floor corner aspect apartment located in the heart of Castlefield with modern sleek décor throughout, excellent proportioned rooms. At approximately 961 square feet of living space this spacious apartment is located in this well maintained development just off Deansgate. The accommodation comprises of a separate and stylish fully fitted kitchen, separate dining area for entertaining and excellent size living area with double glazed french doors opening to a paved large corner balcony. Both bedrooms are larger than average and the master has an en suite shower room accessed via feature glass door. There is a stylish three piece bathroom suite off the hallway with mosaic tiling to the walls. Externally the apartment comes with a secure underground allocated parking space. Check out the 360 tour!!

GENERAL

Rental Yield: 4.3% (Based on expected rental of £1200pcm)
Service Charge: £2,915 pa
Ground Rent: £100 pa
Lease: 150 years from 2000
Council Tax Band: E
Management Company: M3

HALLWAY

Spacious entrance hallway with laminate flooring, ample size storage cupboard, wall mounted electric heater and doors radiating to living area, both bedrooms and bathroom.

LIVING ROOM

This bright and airy open plan living and dining area provides access to separate kitchen, open plan dining area and large balcony, laminate solid wood flooring, wall mounted electric storage heaters, wall lights, television and telephone connection points.

DINING AREA

Excellent size dining area with laminate oak wood flooring, wall mounted electric heater, opening window through to kitchen, wall lights.

KITCHEN

Modern fully fitted kitchen with matching base and eye level units and complementary roll top work surfaces over, freestanding fridge freezer, integrated electric oven, ceramic hob and stainless steel extractor hob, integrated washer/dryer, laminate oak wood flooring, halogen downlighters under units.

BALCONY

Accessed via double glazed french doors from living area. This Paved corner balcony overlooks Liverpool Road, providing 180 degree views towards Spinningfields and Granada Studios.

MASTER BEDROOM

Larger than average master bedroom with laminate solid wood flooring, double glazed window to front elevation. television and telephone connection point, wall mounted electric heater.

ENSUITE

Beautifully appointed en suite shower room with back to WC, corner mounted stainless steel wash basin with mixer tap. En suite finished in mosaic tiles complimented by feature glass double shower enclosure with jet power shower. tiles to floor, heated towel rail

SECOND BEDROOM

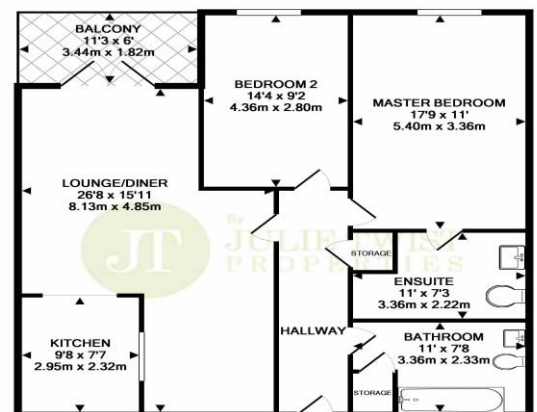
Excellent size second bedroom with laminate solid wood flooring, double glazed window to front elevation, wall mounted electric heater.

BATHROOM

Stylishly appointed three piece bathroom suite with panel bath, back to wall WC and corner mounted hand wash basin with chrome mixer tap, heated towel rail, ceramic tiles to floor and wall, storage cupboard housing hot water cylinder.

EXTERNALLY

This apartment benefits from secure underground basement parking space.



TOTAL APPROX. FLOOR AREA 961 SQ.FT. (89.3 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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