



Velvet Court, Granby Row

Asking Price Of £155,000

This one bedroom apartment is ideally located in Velvet Court, Granby Village, right in the heart of Manchester City Centre, close to the universities along Oxford Road and the transport hub of Piccadilly. The development includes an impressive communal residents garden with landscaping, exclusive communal leisure complex including a gymnasium, sauna, hot tub, games room and swimming pool. The development also benefits from video entry security.

- One Bedroom Apartment
- Fantastic Location
- Private Balcony
- Minutes Away From Oxford Road
- Communal Residents' Gym
- Communal Residents' Swimming Pool
- Communal Residents' Game Room
- Communal Residents' Gardens

GENERAL

Rental Yield: 5.8% (Based on expected rental of £750pcm)
Service Charge: £2,700 p.a. (including the water and building insurance)
Ground Rent: Peppercorn
Lease: 999 years from 2020 (in process of extending the lease)
Management Company: Stevens Scanlan
Currently Tenanted on Rolling Contract

HALLWAY

Laminate flooring, large storage unit, ceiling light, access to all the rooms.

LIVING ROOM

Laminate flooring, double glazed windows and door opens to the private balcony offering great view ings over communal gardens, intercom system, two electric storage heaters, ceiling light.

KITCHEN

Eye level and low level fully fitted kitchen, Lino flooring, built-in electric oven, four ring electric hob, extractor fan, stainless steel sink with mixed tap, two ceiling lights, space for washing machine and fridge freezer.

BEDROOM

Laminate flooring, double glazed window offering great viewings over communal gardens, electric storage heater, ceiling light.

BATHROOM

Lino flooring, three piece suite comprising WC, bath with electric shower over it and glass screen, wash basin with hot and cold taps, part tiled walls, wall mounted mirror, extractor fan, wall heater and ceiling light.

COMMUNAL AREA

Exclusive communal leisure complex including a gymnasium, sauna, hot tub, games room and swimming pool, communal gardens also benefits from video entry security.



TOTAL APPROX. FLOOR AREA 430 SQ.FT. (39.9 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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