



JULIE TWIST  
PROPERTIES



## Egerton House, Slate Wharf, Castlefield

**Offers Over £250,000**

Julie Twist Properties are delighted to present this two bedroom apartment in the sought after Slate Wharf Development.

Based on the ground floor in Egerton House, this property has been kept in a good condition throughout and offers two double bedrooms, one with ensuite and a main bathroom accessible via the hallway. The kitchen is separate and has been modernised to a really good standard in neutral décor. The main living room is a great size and can comfortably fit both a dining area and large sitting area. The property comes complete with a secure allocated parking space.

- Two Double Bedrooms
- Two Bathrooms
- Secure Allocated Parking
- Castlefield Location
- Secure Gated Development
- 5 Minutes Walk to Deansgate
- Close to Restaurants and Pubs
- Ground Floor



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## GENERAL

Rental Yield: 4.8% (Based on expected rental of £1000pcm)  
Service Charge: £1300pa (approx)  
Ground Rent: N/A  
Lease: 999 years (less 10 days) from 29 September 1992  
Council Tax Band: D, Aprx £1646.02pa  
Management Company: Stevenson Whyte

## HALLWAY

Laminate flooring, ceiling lights, access to two storage cupboards, one of which housing the boiler, w all mounted heater, intercom.

## LIVING ROOM

Three double glazed windows, laminate flooring, two wall mounted heaters, phone/TV point and ceiling lights.

## KITCHEN

The kitchen comprises wall and base units, integrated fridge/freezer, integrated slimline dishwasher, integrated washing machine, space for oven and hob, extractor hood, stainless steel sink with mixer tap and drainer, laminate flooring, ceiling lights and extractor.

## MASTER BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, ceiling lights and entrance to the ensuite.

## ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, tiled walls, tiled flooring, extractor and ceiling lights.

## BEDROOM 2

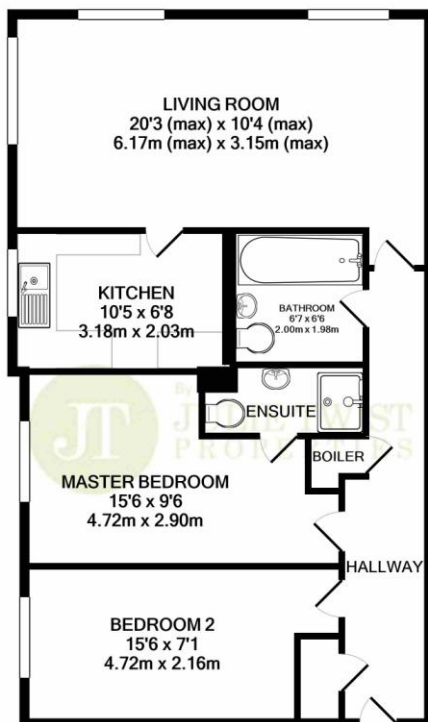
Double glazed window, laminate flooring, wall mounted heater and ceiling lights.

## MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled walls, tiled flooring, extractor and ceiling lights.

## PARKING

There is one secure allocated parking space included in the sale of this property.



TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 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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