



The Ropeworks, Little Peter Street - Offers Over £160,000

A very large one bedroom apartment benefiting from a central location off Whitworth Street West on Little Peter Street. The apartment has a kitchen which is contemporary in design and benefits from integrated appliances such as dishwasher, washer/dryer and fridge freezer, large open plan living room, bedroom is fantastic size too and comes with a private balcony over looking the city centre, the bathroom boasts a double walk in shower and separate bath. The property has been recently been redecorated and has had new blinds and flooring installed. The Ropeworks development also has the EWS1 certificate which is required by mortgage lenders.

Local amenities within walking distance include Oxford Road train station and the shops, bars and restaurants of Deansgate. The position of the development makes it perfect for those wanting quick and easy access in and out of the city centre via the ring road.

- Large One Bedroom
- Large Balcony
- Fifth Floor Apartment
- Great Views
- Fantastic Location
- Close to Metrolink
- Secure Development
- Minutes to Deansgate



GENERAL

Rental Yield: 5.6% (Based on expected rental of £750pcm)
Service Charge: Approx £1,246.80 pa
Ground Rent: £165.40 pa
Lease: 150 years from 2002
Management Company: Revolution

HALLWAY

Wooden laminate flooring, built in storage cupboard housing hot water cylinder and further built in storage cupboard, video entry phone, alarm control panel, vertical radiator,

LIVING ROOM

Wooden laminate flooring, two vertical radiators, satellite and phone points, TV, FM, two double glazed windows overlooking the City Centre.

KITCHEN

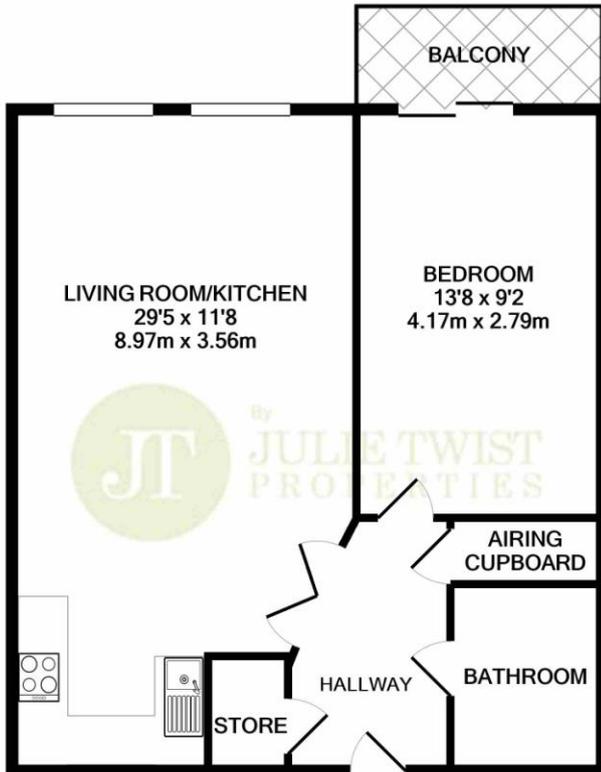
Contemporary fully fitted kitchen with matching base and eye level units and complimentary roll top work surfaces over, integrated stainless steel brand new electric oven, ceramic hob and stainless steel extractor hood over, slimline dishwasher, washer/dryer and built in fridge and freezer, circular stainless steel sink with separate circular drainer, ceiling lights, extractor fan.

BEDROOM

Wooden laminate flooring, double glazed door leading to the balcony which offers fantastic view over City Centre, wall mounted lights, TV point and vertical radiator.

BATHROOM

Four piece white bathroom suite, walk in double shower area, separate bath, tiled flooring, partially tiled walls, wall mounted towel rail, storage under sink, vanity mirror, shaver socket, spotlights on walls.



TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 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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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G