



Avro House, Ancoats - Offers Over £250,000

Julie Twist Properties are delighted to present this spacious and bright two bedroom apartment in the Avro House Development based in Ancoats. The apartment has excellent size double bedrooms with the second bedroom being much bigger than average. The master bedroom also benefits from it's own ensuite and there is a main bathroom with three piece suite accessible via the hallway. The main kitchen, dining and living area is a fabulous space with large glass sliding doors onto a private large balcony perfect for entertaining. The balcony has fantastic far reaching roof top views and faces towards New Islington Marina. The development only completed a few years ago and since then the apartment has been kept in immaculate condition by the current owner. There is also on street parking available nearby which currently has no restrictions. Avro House benefits from a large communal garden which is gated and for residents use only.

- Two Double Bedrooms
- Two Bathrooms
- Large South Facing Balcony
- Far Reaching Roof Top Views
- In Immaculate Condition
- Ancoats Location
- A Few Minutes Walk to Cutting Room Square
- Easy Walking Distance from Piccadilly Station

Avro House is a secure development based just off New Union Street, it offers a very enviable position with being only a few minutes' walk to Cutting Room Square in Ancoats. Ancoats is one of Manchester most desirable areas, offering a great range of on-tend restaurants, bars, and shops. New Islington Marina has also been regenerated over the last few years and now offers stunning waterside outside space to relax and walk around and is only a stone's throw away from the apartment. Also within easy walking distance is Piccadilly Station, the Northern Quarter, Shudehill Bus Station, New Islington Tram Stop and the main shopping district of Market Street and The Arndale.

GENERAL

Rental Yield: 5.3% (Based on an expected rental of £1100pcm)

Service Charge: £1496pa

Buildings Insurance: £266.76pa

Ground Rent: £336

Lease: 250 years (less 20 days) from and including 11 March 2009

Council Tax Band: C, Aprx £1533.07

Management Company: E&J Estates

HALLWAY

Laminate flooring, spotlights, access to storage cupboard, wall mounted heater and intercom.

LIVING ROOM

Double glazed sliding doors onto balcony, laminate flooring, wall mounted heater, phone/TV point and ceiling light.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, washer/dryer, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor.

MASTER BEDROOM

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

ENSUITE

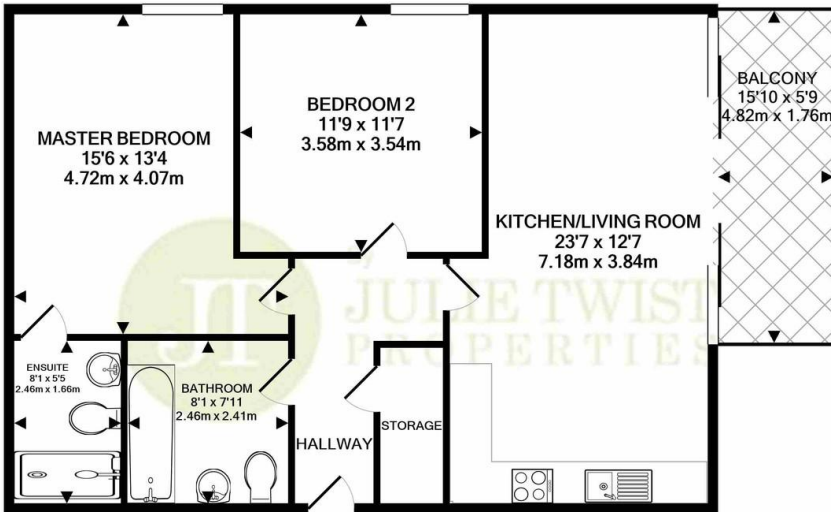
Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed window, carpeted 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, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.8 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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