



Lancaster House, 71 Whitworth Street

Asking Price Of £200,000

This two bedroom apartment is in the centrally located Lancaster House development on Whitworth Street. Positioned on the fourth floor this property has an L-shaped entrance hall which leads through to a good sized living/dining room with the kitchen set back, two double bedrooms with ample space for a wardrobe and desk and a three piece main bathroom.

Lancaster House is located a few minutes walk from Oxford Road Station and to a local Sainsburys convenience store. Piccadilly Station, Piccadilly Gardens and Deansgate are all under a ten minute walk away too providing great transport links, plus plenty of shops, cafes, bars and restaurants. Lancaster House also has an on-site caretaker.

- Two Double Bedrooms
- Fourth Floor
- Centrally Located
- Caretaker On Site
- Minutes to Oxford Road Station
- 10 Min Walk to Piccadilly
- 10 Min Walk to Deansgate
- Close to Universities

GENERAL

Rental Yield: 5.7% (Based on expected rental of £950pcm)
Service Charge: £2200 pa
Ground Rent: Peppercorn
Lease: 125 years from 1991
Council Tax Band: D, Aprx £1724.71 pa
Management Company: Revolution
Periodic tenancy in place

HALLWAY

L-shaped hallway with carpeted flooring, intercom entry phone and ceiling lighting.

LIVING ROOM

Laminate flooring, double glazed window, wall heater, phone/tv point and two ceiling lights.

KITCHEN

Set back from the living area, the kitchen has wall and base units, integrated fridge/freezer, space for washing machine, space for dishwasher, stainless steel sink with mixer tap and drainer, built-in oven, four ring hob with extractor over, laminate flooring and ceiling lighting.

BEDROOM 1

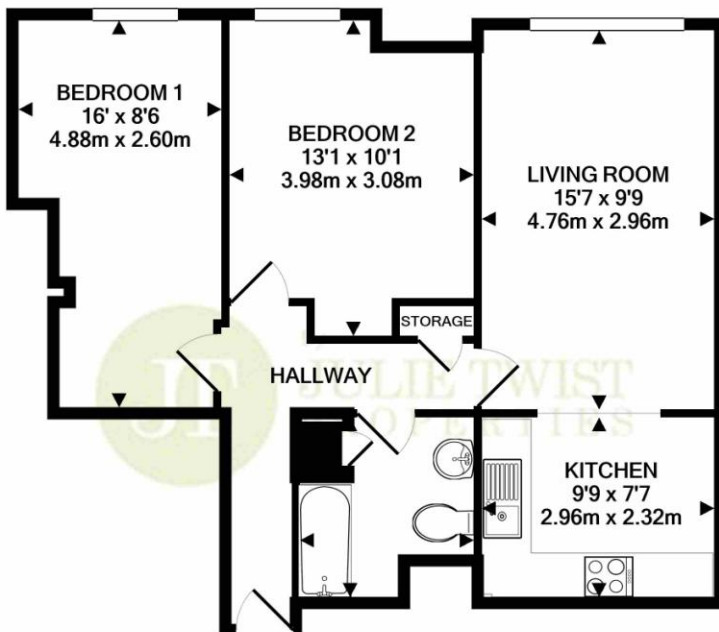
Double glazed window, laminate flooring, wall heater and ceiling lighting.

BEDROOM 2

Double glazed window, laminate flooring, wall heater and ceiling lighting.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled walls, lino flooring, cupboard housing boiler and ceiling lighting.



TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.3 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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