



**JULIE TWIST
PROPERTIES**



Alumni, Cotton Street, Ancoats - Asking Price Of £240,000

This beautifully presented two bedroom apartment is located within the Alumni conversion development in Ancoats. The apartment has a cosy open plan kitchen/living room area which has integrated appliances. There is a main bathroom with a shower and two good-sized double bedrooms which both have plenty of wardrobe space. The master bedroom has access to the ensuite which also contains a shower. All residents have the privacy of a gated community feel and can share the courtyard at will.

The Alumni development in Ancoats hosts some of Manchester's most highly reviewed restaurants and bars and has a great atmosphere everywhere you go. Piccadilly station, Shudehill bus station/tram stop and Victoria station are within 15 minutes' walk. The main shopping areas of Market Street and the Arndale are only ten minutes' walk away and the hustle and bustle of the Northern Quarter is only 5 minutes' walk away.

- Two Double Bedrooms
- Ensuite to Master Bedroom
- Conversion Development
- Close to Northern Quarter & Piccadilly
- Ancoats Location
- Communal Garden
- Gated Residence
- Minutes walk to New Islington Tram Stop



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GENERAL

Rental Yield: 4.9% (Based on expected rental of £995pcm)
Service/Block Management/Estate Charge: £758.55 pa (including building insurance)
Ground Rent: £350 pa
Lease: 250 years from Jan 2016
Council Tax Band: C, Aprx £1605 pa
Management Company: Primo
Current tenancy in place until 11th July 2022, tenants paying £995pcm

HALLWAY

Laminate flooring, spotlights, access to storage cupboard, access to cupboard housing the boiler, w all mounted heater and intercom.

LIVING ROOM

Double glazed w indows, laminate flooring, wall mounted heater, phone/TV point, intercom entry system and ceiling lights.

KITCHEN

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

MASTER BEDROOM

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

ENSUITE

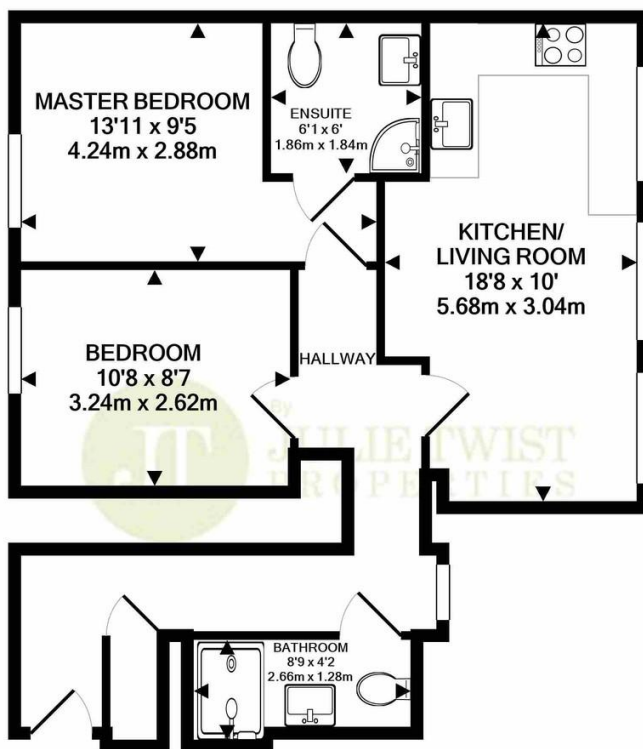
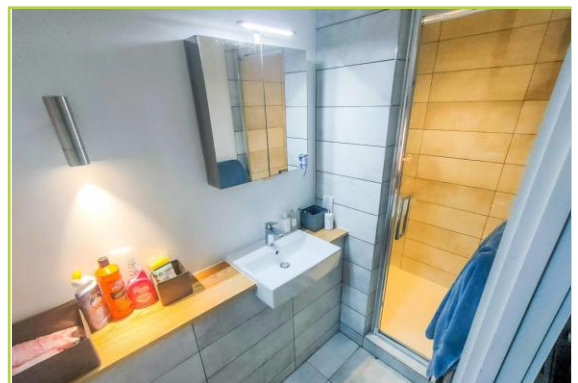
Accessed via the master bedroom, the ensuite comprises of shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and spotlights/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 ceiling lights.



TOTAL APPROX. FLOOR AREA 548 SQ.FT. (50.9 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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