



## Pall Mall, Northern Quarter – Offers Over £140,000

The Pall Mall development is located on Church Street offering true city living. The apartment comprises of an entrance hallway with storage cupboard, a cosy living room, kitchen, a good sized double bedroom with a main bathroom. Secure rental parking is also available in the adjacent Church Street and Arndale multi-storey car parks.

18 Church Street is located right in the heart of the Northern Quarter. It offers true city living at its best with everything you need right on your doorstep. Market Street and the Arndale are seconds away from the front door which home the main shopping district of Manchester City Centre. The Northern Quarter which is one of Manchester's most vibrant areas, offers a range of restaurants, cafes, bars and shops to suit all tastes. Piccadilly Station and Victoria Station are also within a ten minutes walking distance making travel in and around the city centre super easy.

- 1 Double Bedroom
- Northern Quarter Location
- EWS1 B1 Rating
- Ten Minutes Walk to Victoria Station
- Minutes walk to Piccadilly Gardens
- Tram stops Nearby
- City Centre Views
- Cafe's, Bars & Restaurants Nearby

GENERAL

Rental Yield: 6.6% (Based on expected rental of £775pcm)  
Service Charge: £1355.2pa  
Ground Rent: £200pa  
Lease: 125 years from 2007  
Council Tax Band: B, Aprx £1404pa  
Management Company: Urban Bubble

HALLWAY

Laminate flooring, ceiling lights, intercom and access to storage cupboard housing the boiler.

LIVING ROOM

Double glazed window, sliding door into bedroom, laminate flooring, wall mounted heater, phone/TV point and ceiling lights.

KITCHEN

The kitchen comprises wall and base units, fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor.

BEDROOM

Sliding door through to living room, carpeted flooring, wall mounted heater and ceiling lights.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.



TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.9 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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Energy Efficiency Rating		Current	Potential
How energy efficient is your home?			
100-155	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		