



Avro House, Navigation Street - Asking Price Of £270,000

Julie Twist Properties are delighted to present this recently renovated three bedroom apartment located within the popular Avro House development in Ancoats. Positioned on the third floor, the apartment has a spacious living/dining area with an open plan kitchen which is set back slightly and has integrated appliances. There is a main three piece bathroom and three good-sized double bedrooms which all have plenty of wardrobe and desk/dresser space. The property also includes an allocated parking space.

- Three Double Bedrooms
- Third Floor
- Parking Space
- Recently Renovated
- Private Balcony
- Ancoats Location
- Tram Stops Nearby
- Minutes walk to Bars & Restaurants

DESCRIPTION

Avro House is situated in Ancoats, now widely considered one of, if not the most, popular residential areas of Manchester City Centre. Ancoats has the perfect mix of old and new , with converted mills, cobbled streets and canals blending in with architecturally impressive new developments. 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 10 minutes' walk away. The New Islington Marina also now offers beautiful waterside outside space to enjoy and Cutting Room Square is just seconds away.

GENERAL

Rental Yield: 6.2% (Based on expected rental of £1400pcm)
Service Charge: £1819.04pa
Ground Rent: £471.44 pa
Lease: 205 years from March 2009
Council Tax Band: D, Aprx £1872.59pa
Management Company: Northern Group
There is no onward chain with this property.

HALLWAY

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

LIVING ROOM

Double glazed window/Double glazed door onto balcony, laminate flooring, wall mounted heater, phone/TV point and ceiling lights.

KITCHEN

Open plan to the 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, spotlights and extractor.

BEDROOM 1

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

ENSUITE

Accessed via Bedroom 1, 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.

BEDROOM 3

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

MAIN BATHROOM

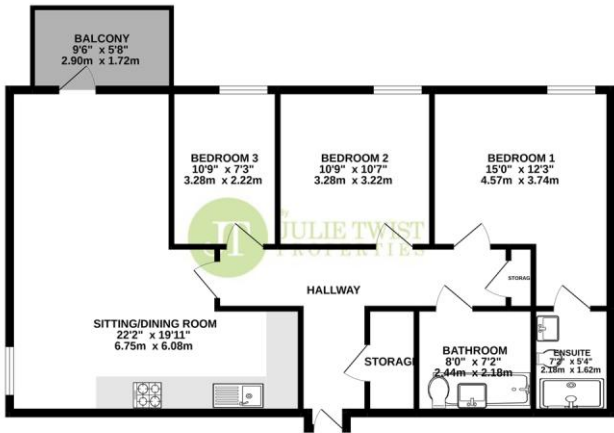
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

There is one allocated parking space included in the sale of this property.



915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq ft. (85.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details 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 for any prospective purchaser. The layout, fixtures and fittings shown herein are not to be taken as a guarantee as to their availability or efficiency (apart from what is stated on the plan).

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