



Bold Street, Hulme, Manchester - Asking Price Of £155,000

Julie Twist properties are delighted to present this 2 bedroom property on Bold Street in Hulme. The apartment is situated in a corner position on the first floor of this development and offers a bright and spacious kitchen living and dining area opening onto a balcony with views over Manchester City Centre's skyline. It also has two double bedrooms, a main bathroom, a storage cupboard and secure parking available for 1 car.

Situated on Bold Street in Hulme, there are a number of shops and amenities within a few minutes' walk away, including Hulme Retail Park which has a large Asda. The property is only 20 minutes' walk into Manchester City Centre and only a 5 minute drive. There are also a number of bus stops nearby linking the property to both the city centre and other multiple locations. The property also benefits from several public parks nearby such as Merlin's Park and Alexandra Park.

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 $\left[O\right]$

Two Double Bedrooms

JulieTwistMCR

- Secure Parking
- First Floor
- Balcony

- City Views
- Hulme Location
- Walking Distance to City Centre
- Public Transport Links Nearby

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The Property Ombudsman Propertymark PROTECTED PRO 237-239 Deansgate, Manchester, M3 4EN, England MM2 Building, Pickf ord Street, Manchester, M4 5BT Sovereign Point, 31 The Quays, M50 3AX T: 0161 834 8486 E: office@julietwist.com www.ulietwist.com

GENERAL

Rental Yield: 7.3% (Based on expected rental of £850pcm) Service Charge: £1,574.26 p.a. approx. Ground Rent: £102.82 p.a. approx. Floor Area: 562.sq.ft approx.(52.2 sq.m. approx) Lease: 125 years (less 1 day) from 31 May 2000 Council Tax Band: B, Aprx £1456.45pa Management Company: First Port Property Services

HALLWAY

Carpeted flooring, ceiling light, radiator and intercom.

LIVING ROOM

Double glazed windows and double glazed French doors onto balcony, carpeted flooring, radiator, phone/TV point and ceiling light.

KITCHEN

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

BEDROOM 1

Double glazed w indow, carpeted flooring, radiator and ceiling light.

BEDROOM 2

Double glazed w indow, carpeted flooring, radiator and ceiling light.

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over.

WC, sink with mixer tap, radiator, partially tiled walls, lino flooring, extractor, ceiling light and access to storage cupboard housing fuse box.

PARKING

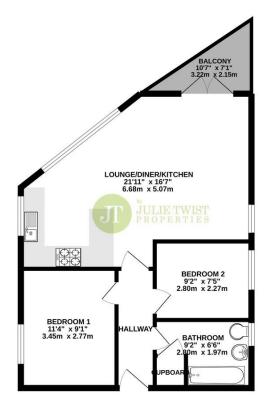
Property includes secure parking for one car

562 sq.ft. (52.2 sq.m.) approx.









TOTAL FLOOR AREA: 562 sg.ft. (52.2 sg.m.) approx. the very attempt has been made to emare the accuracy of the floogian contained here, measurements disors, windows, consult and up often there are applicational and the origenerality of taken to any very spectre purchase. The services, systems and applications shown have not been tested and no guarantee as to the operativity or efforting; can be given.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.