



Hill Quays, Jordan Street, Manchester

Asking Price Of £220,000

Julie Twist Properties presents this two bedroom apartment within the Hill Quays development located just off Deansgate. Positioned on the third floor, this property comprises an open plan living/dining area, which leads to the kitchen and features a range of integrated appliances, including a dishwasher. There are two generously sized bedrooms, in which the master bedroom has access to an ensuite shower room and access to a balcony.

This property also benefits from an onsite gym and the concierge is onsite from 8am to 4pm Monday to Friday

Hill Quays is located within walking distance of Castlefield, Deansgate, Whitworth Street and the Deansgate Metrolink and train station, offering easy access to shops, bars, restaurants and transport links.

- Two Bedrooms
- Two Bathrooms
- Third Floor
- Balcony
- EWS1 in Place
- Deansgate Location
- Close to Metrolink
- On Site Gym



GENERAL

Rental Yield: 6.8% (based on an expected rental income of £1250pcm)
Service Charge: £2140.52 per annum
Ground Rent: £200 per annum
Lease: 150 years from 2002
Council Tax Band: D
Management Company: Premier Residential Management
Tenancy in place until 15/09/23

HALLWAY

Laminate flooring, spotlights, access to large storage cupboard housing the boiler and wall mounted heater.

LIVING ROOM / DINING ROOM

Double Glazed floor to ceiling windows, laminate flooring, wall mounted heater, phone/TV point, intercom entry system and spotlights.

KITCHEN

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

MASTER BEDROOM

Double glazed floor to ceiling windows with access to the balcony, carpeted flooring, wall mounted heater, phone/TV point, spotlights and entrance to the ensuite.

ENSUITE

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

BEDROOM 2

Double glazed floor to ceiling window, carpeted flooring, wall mounted heater and spotlights

MAIN 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.



THIRD FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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