



Water Street, Manchester

Offers Over £190,000

This one-bedroom apartment is located within the beautifully converted 1920's warehouse building 183 Water Street, on the edge of Castlefield. There are only nine apartments in total making this development very sought-after. The living area is a great size and has double-height ceilings and large windows allowing plenty of natural light. The double bedroom has fitted high gloss built-in wardrobes and double-height ceilings and there is also a modern bathroom and a Wren handle-less high gloss kitchen with an integrated Smeg hob. This apartment is in beautiful condition. The development also has the added benefit of having a share of the freehold plus an exceptionally long lease with approximately 975 years remaining (as of August 2023)

- One Bedroom Apartment
- Sought after Development!
- Great Condition
- Communal BBQ & Garden Area
- Secure Gated Parking
- 15 Minutes Walk to Deansgate
- Castlefield Location
- Modern Bathroom and Kitchen



julietwistproperties



JulieTwistMCR



julietwistproperties



237-239 Deansgate, Manchester, M3 4EN, England
MM2 Building, Pickford Street, Manchester, M4 5BT
Sovereign Point, 31 The Quays, M50 3AX

T: 0161 834 8486
E: office@julietwist.com
www.julietwist.co.uk

DESCRIPTION

This one-bedroom apartment is located within the beautifully converted 1920's warehouse building 183 Water Street, on the edge of Castlefield. There are only nine apartments in total making this development very sought-after. The living area is a great size and has double-height ceilings and large windows allowing plenty of natural light. The double bedroom has fitted high gloss built-in wardrobes and double-height ceilings and there is also a modern bathroom and a Wren handle-less high gloss kitchen with an integrated Smeg hob. This apartment is in beautiful condition. The development also has the added benefit of having a share of the freehold plus an exceptionally long lease with approximately 975 years remaining (as of August 2023)

Water Street is a boutique conversion development and is accessed via a secure gated entrance. The property includes parking for residents and has a landscaped communal outdoor seating and BBQ area, which is perfect for enjoying the summer weather. It is a short 15 minute walk away from Deansgate, and also close by to the attractions of Castlefield. The location benefits from quick access to the Mancunian Way and motorway links.

GENERAL

Rental Yield: 6% (based on a rental price of £1,000 pcm)
Service Charge: £1,092 pa approx
Ground Rent: Peppercorn
Floor Area: 416 sq ft approx (38.6 sq m approx)
Lease: 999 years from 08.04.1999 (975 remaining as of August 2023)
Council Tax Band: C; £1,313 pa approx
Management Company: Block Property Management

HALLWAY

Engineered oak veneer flooring, alarm system and ceiling lighting.

LIVING ROOM

Two double glazed windows, engineered oak veneer flooring, double-height ceiling, two radiators, phone/tv point and spotlights

KITCHEN

Open plan to the living area, the kitchen comprises of a range of wall and base units, built in oven, four ring hob with extractor fan over, stainless steel sink with mixer tap and drainer, integrated fridge with freezer compartment, integrated washing machine, engineered oak veneer flooring, tiled splashback, extractor and spotlights.

BEDROOM

Two double glazed windows which are half-frosted, radiator, engineered oak veneer flooring, tv point and ceiling lighting.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, wash hand basin with mixer tap, tiled flooring, partially tiled walls, heated towel rail, ceiling extractor and ceiling lighting



416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 416 sq.ft. (38.6 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency 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.

