



Kingsley House, Newton Street, Manchester - Offers Over £260,000

Julie Twist Properties presents this two-bedroom apartment, within the beautifully converted Kingsley House development, which was converted in 1997 and is located on the doorstep of Piccadilly and the Northern Quarter, so is the perfect location for anyone wanting the best from Manchester City Living.

This apartment is set on the first floor and boasts high ceilings, exposed brickwork, and plenty of natural light from the large windows. The apartment comprises a spacious, open plan living and kitchen area, perfect for entertaining guests, alongside two double bedrooms and a three-piece bathroom. This apartment also benefits from a secure underground parking space.

- Two Double Bedrooms
- Converted Development
- Fantastic Location
- First Floor
- Large Sash Windows
- Northern Quarter & Piccadilly Location
- Secure Underground Parking
- Minutes to Piccadilly Train Station

GENERAL

Rental Yield: 5.5% (based on an expected rental amount of £1200pcm)
Service Charge: £3,148 per annum
Ground Rent: £0 per annum
Lease: 999 years from 1 November 1996
Square Footage: 635 sqft / 59 sq.m
Council Tax Band: D
Management Company: Scanlans

HALLWAY

Wooden flooring, ceiling lights, wall mounted heater and intercom.

LIVING ROOM

Large windows, exposed brickwork, wooden flooring, wall mounted heater, phone/TV point and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, space for a fridge, plumbing for a washing machine, built in oven with four ring hob and extractor over, stainless steel sink with mixer taps and drainer, tiled flooring and ceiling lights.

BEDROOM 1

Large double-glazed window, wooden flooring, wall mounted heater, built in storage cupboard and ceiling lights.

BEDROOM 2

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

BATHROOM

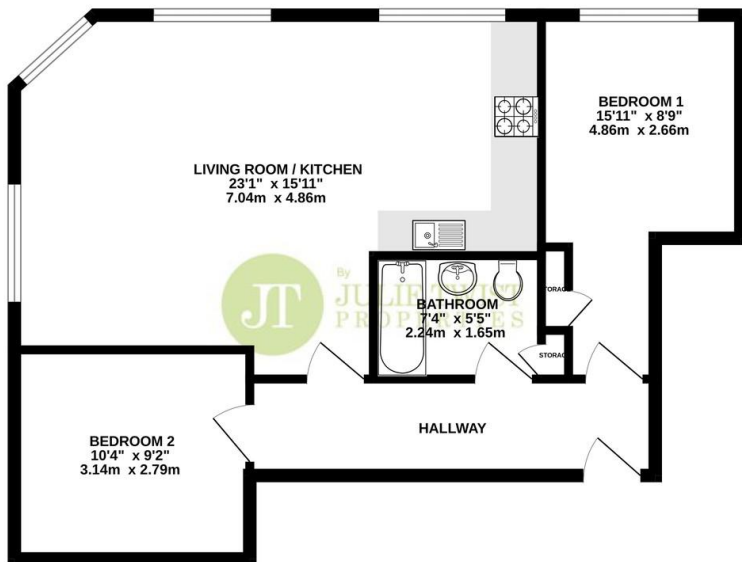
Accessed via the hallway, a three-piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled walls, laminate flooring, extractor, cupboard housing the boiler and spotlights.

PARKING

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



FIRST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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.
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