



**JULIE TWIST
PROPERTIES**



Mere House, Ellesmere Street, Castlefield - Offers Over £192,500

This two bedroom apartment is located within Mere House, part of the Castlefield Locks development. This corner apartment is positioned on the first floor and offers an open plan living, dining and kitchen area that is fully fitted and has integrated appliances and a breakfast bar. There are two double bedrooms, one of which has a three piece ensuite and there is also a main bathroom accessed via the hallway.

Mere House has an on-site concierge and bike store area. Located in Castlefield, this property is only a short walk away from Deansgate and Slate Wharf via the canal towpath putting you within easy reach of transport links, bars, shops and restaurants. It's also less than five minutes walk to Cornbrook Metrolink station which connects to all of the city centre, Salford quays and South Manchester.

- Two Double Bedrooms
- First Floor
- No Chain
- Corner Apartment
- Secure Parking Included
- Castlefield Location
- Ten Minutes Walk From Deansgate
- EWS1 in Place



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GENERAL

Rental Yield: 8.4% (Based on expected rental price of £1350pcm)
Service Charge: £1490.36 pa
Ground Rent: £200 pa
Lease: 999 years from 01/01/2003
Square Footage: 652sq.ft / 60.6sq.m
Council Tax Band: D
Management Company: Scanlans Property Management

HALLWAY

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

LIVING ROOM

Double glazed windows, laminate flooring, radiator, phone/TV point, intercom entry system and spotlights.

KITCHEN

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

MASTER BEDROOM

Double glazed window, carpeted flooring, radiator, ceiling lights and entrance to the ensuite.

ENSUITE

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

BEDROOM 2

Double glazed windows, carpeted flooring, radiator and ceiling lights.

MAIN BATHROOM

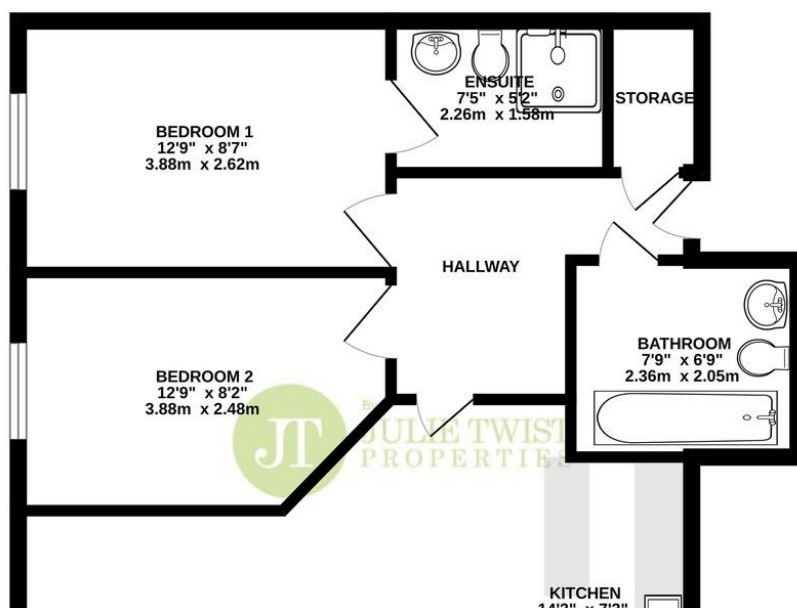
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled walls, tiled flooring, heated towel rail, extractor and spotlights.

PARKING

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



FIRST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



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.

