



## Bay Buildings, Mirabel Street, Manchester - Offers Over £270,000

Julie Twist properties are delighted to offer this spacious two-bedroom apartment which has been completely refurbished to a high standard and offers great views of the city from its south facing balcony, which serves both the living area and master bedroom with ensuite. The hallway also allows access to the main bathroom, boiler room and large storage cupboard. The floor to ceiling windows which encompass the living space and open plan kitchen allow lots of natural light to the property. There are infrared crystal radiators throughout the property, which are 30% more effective and 40% cheaper to run which is good in the current climate! There is also a parking space included.

The building has a secure gated entrance and a 24 hour concierge based in the building next door. The Bay Building is just a stone's throw away from Victoria Train Station and only a few minutes' walk from Market Street, Deansgate and shops such as Harvey Nichols and Selfridges. The Bay Buildings location has the perfect blend of being on a quiet street but with a multitude of options for restaurants, cafes, bars, cinema, shops and public transport links.

- 2 Bedroom Apartment
- Open Plan Living Room
- Balcony
- 24-Hour Concierge
- EWS1 In Place
- Short Walk to Piccadilly
- Minutes Walk to Victoria Station
- Secure Development



**GENERAL**

Rental Yield: 7.7% (based on expected rental income of £1750)  
 Service Charge: £4605.78 pa  
 Ground Rent: £250 pa  
 Lease: 125 years from 1 January 2005  
 Council Tax Band: E  
 Management Company: Scanlans

**HALLWAY**

Wooden flooring, ceiling lights, infrared crystal glass radiator and access to two large storage cupboards with one housing the boiler.

**LIVING ROOM**

Double glazed floor to ceiling windows, double glazed door leading onto balcony, wooden flooring, infrared crystal glass radiators, phone/TV point, ceiling lights and ultra fast full fibre broadband installed (500Mbps).

**KITCHEN/BREAKFAST ROOM**

Open plan to living area, this top of the range Wren kitchen comprises wall and base units, integrated Bosch fridge /freezer, integrated Bosch slimline dishwasher, integrated Bosch washer/dryer, built-in Bosch combi microwave, with another built in Bosch single oven below and a Bosch Induction 4 Zone Hob with Bosch canopy extractor over. There is also a Samos sink with mixer tap, wooden flooring and spotlights.

**MASTER BEDROOM**

Full wall double glazed window with door to balcony, carpeted flooring, ceiling mounted infrared crystal radiator, phone/TV point, ceiling lights and entrance to ensuite.

**ENSUITE**

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

**BEDROOM 2**

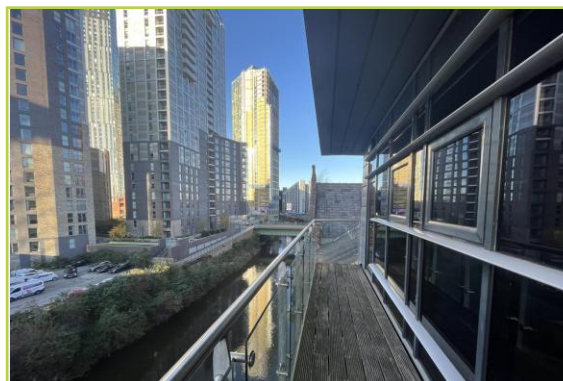
Full wall double glazed window, carpeted flooring, ceiling mounted infrared crystal radiator, phone/TV point and ceiling lights.

**MAIN BATHROOM**

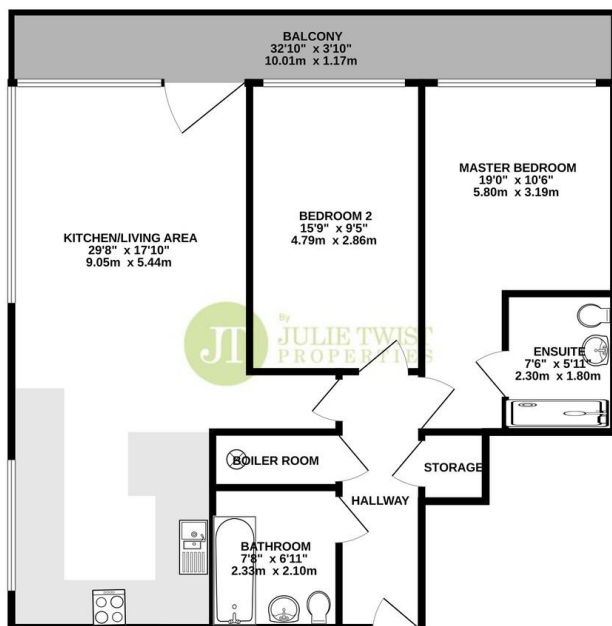
A three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

**PARKING**

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



876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA - 876 sq ft (81.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and the 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.  
 Made with floorplans.co.uk

**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 were 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		10
55-64	D		11
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			