



Brook House, Castlefield Locks, Ellesmere Street - Asking Price Of £160,000

Julie Twist Properties, welcome to the market, this one bedroom apartment, located within Brook House, part of the Castlefield Locks development. Positioned on the second floor, this property offers a bright, open plan living room / kitchen. The kitchen is fully fitted and has integrated appliances and a breakfast bar. The bedroom is larger than average offering ample space for wardrobes/dresser and there is also a three-piece bathroom and storage cupboard.

Brook House has an on-site concierge and bike store area. Positioned 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.

- One Bedroom Apartment
- Second Floor
- Spacious Open Plan Living/Kitchen Area
- Short Walk to Deansgate
- Castlefield Location
- EWS1 in Place
- On-site Concierge
- Close to the Metrolink

GENERAL

Rental Yield: 7.3% (Based on expected rental price of £975pcm)
Service Charge: £1605.28 per annum
Ground Rent: £200 per annum
Lease: 999 years from 01/01/2003
Square Footage: 603 sqft / 56 sq.m
Council Tax Band: C
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, spotlights and wall lights.

KITCHEN

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

BEDROOM

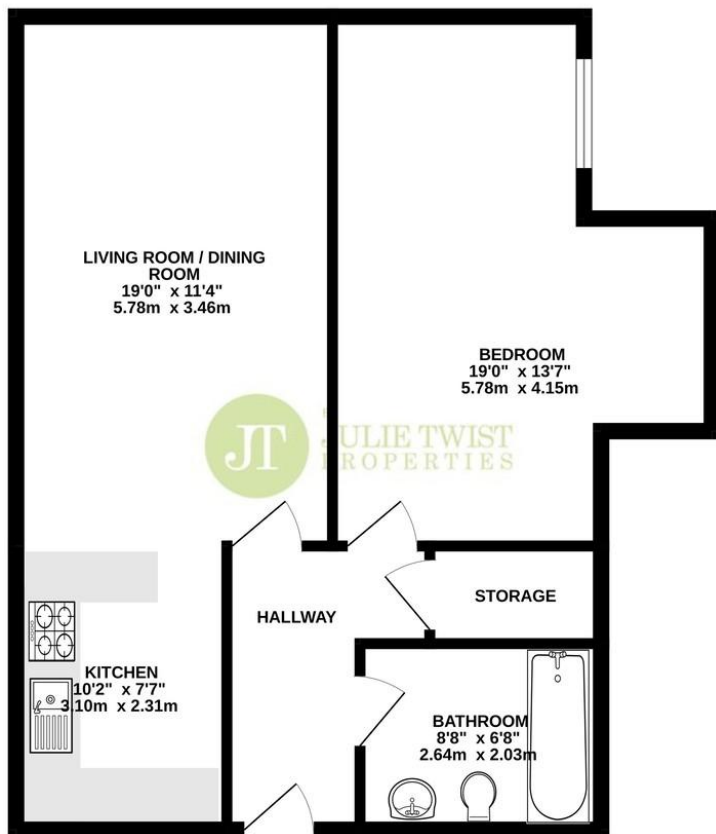
Double glazed window, carpeted flooring, radiator and ceiling lights.

BATHROOM

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



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	76 C
55-68	D		
38-54	E		
21-38	F		