



79 Piccadilly, Manchester - Offers Over £260,000

Julie Twist Properties are delighted to present this two bedroom apartment in the sought after 79 Piccadilly development.

Situated just minutes away from Piccadilly Station, Piccadilly Gardens, Northern Quarter and Market Street, you really couldn't be better positioned! Originally built in 1877 then converted in 2009, 79 Piccadilly is a stunning period development offering 25 beautifully finished apartments. Communal areas are flooded with light from an original light well and other features retained include a splendid staircase, hand-made tiles and exposed brick work. The development also has a large bike store and a secure double fob entry system.

This apartment is positioned on the 3rd floor and has two double bedrooms, one with ensuite and a huge second bedroom which has use of the main bathroom accessed via the hallway. The kitchen, living and dining area is spacious and has plenty of natural light from the large original sash windows. The apartment has high ceilings, solid European oak flooring and period features throughout.

- Two Double Bedrooms
- Two Bathrooms
- Conversion Development
- Close to Piccadilly Station
- Third Floor
- Period Features
- Spacious and Bright
- Minutes to Northern Quarter

GENERAL

Rental Yield: 5.5% (Based on expected rental of £1200pcm)
Service Charge, Ground Rent & Buildings Insurance: £2400pa
Lease: 150 years from 01.01.2008
Council Tax Band: D, Aprx £1646.02pa
Management Company: Adelphi Village Management
Tenancy in place until 21.10.2020 paying £1200pcm

HALLWAY

Wooden flooring, spotlights, wall mounted heater and intercom.

LIVING ROOM

Three windows all with secondary glazing, wooden flooring, wall mounted heater, phone/TV point and wall lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge, integrated freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, wooden flooring, under unit lights, extractor and access to a storage cupboard housing the boiler and washing machine.

MASTER BEDROOM

Two windows both with secondary glazing, wooden flooring, wall mounted heater, phone point, wall lights and entrance to the ensuite.

ENSUITE

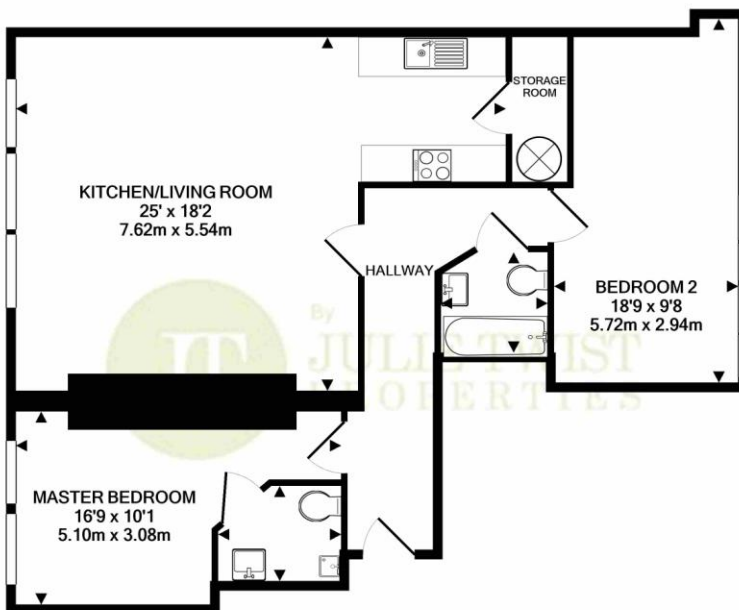
Accessed via the master bedroom, the ensuite comprises of a walk-in shower, WC, wash hand basin with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Four windows all with secondary glazing, wooden flooring, wall mounted heater and wall lights.

BATHROOM

Accessed via the hallway, 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.



TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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