



**Great Bridgewater Street,
Asking Price Of £190,000**

Julie Twist Properties presents this ground floor apartment located within the popular development of Bridgewater Bank. The property comprises a spacious living room with separate kitchen/dining room, as well as two double bedrooms and a main three piece bathroom. There is also the added benefit of a secure allocated parking space in the sale of this property.

- Two Bedrooms
- Ground Floor
- Secure Allocated Parking
- Heart of the City Centre
- Separate Kitchen
- EWS1 in Place
- Excellent Transport Links
- Canal Side Location

DESCRIPTION

Bridgewater Bank is a purpose built development located on the banks of the Bridgewater canal, this development is centrally located with easy access to transport links, bars, shops and restaurants. Some of the properties benefit from on-site parking and balconies overlooking the canal.

GENERAL

Rental Yield: 8.2% (based on a rental estimate of £1300pcm)
 Service Charge: £2,227.54 pa
 Ground Rent: £72.00 pa
 Lease: 150 years from 2001.
 Council Tax Band: D
 Management Company: Casserly
 Square Footage: 632 sqft / 58.7 sq.m

HALLWAY

Laminate flooring, ceiling lights, access to storage cupboard housing the boiler and additional storage space, wall mounted heater and intercom entry system.

LIVING ROOM

Double glazed windows, laminate flooring, wall mounted heater, phone / TV point and ceiling lights.

KITCHEN

Separate to the living area, the kitchen comprises wall and base units, integrated fridge / freezer, space for a dishwasher, built in oven with four ring hob and extractor over, space for a washing machine, stainless steel sink with mixer tap and drainer, laminate flooring and ceiling lights.

BEDROOM 1

Double glazed window, laminate flooring, wall mounted heater, built in wardrobes and ceiling lights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater, phone / TV point and ceiling lights.

MAIN BATHROOM

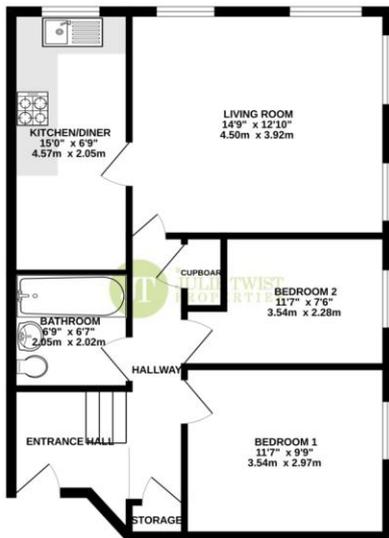
Accessed via the hallway, a three piece bathroom comprising bath and shower attachment over, WC, sink with mixer tap, towel rail, partially tiled walls, extractor and ceiling light.

PARKING

This property benefits from one secure allocated parking space.



GROUND FLOOR
 632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq ft (58.7 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plan and measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The actual, systems and appliances shown here will be tested and not guaranteed. All to their availability or efficiency can be given. Home-View Energy CS222

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.

