



Bold Street, Hulme, Manchester - Asking Price Of £155,000

Julie Twist properties are delighted to present this 2 bedroom property on Bold Street in Hulme. The apartment is situated in a corner position on the first floor of this development and offers a bright and spacious kitchen living and dining area opening onto a balcony with views over Manchester City Centre's skyline. It also has two double bedrooms, a main bathroom, a storage cupboard and secure parking available for 1 car.

Situated on Bold Street in Hulme, there are a number of shops and amenities within a few minutes' walk away, including Hulme Retail Park which has a large Asda. The property is only 20 minutes' walk into Manchester City Centre and only a 5 minute drive. There are also a number of bus stops nearby linking the property to both the city centre and other multiple locations. The property also benefits from several public parks nearby such as Merlin's Park and Alexandra Park.

- Two Double Bedrooms
- Secure Parking
- First Floor
- Balcony
- City Views
- Hulme Location
- Walking Distance to City Centre
- Public Transport Links Nearby



GENERAL

Rental Yield: 7.3% (Based on expected rental of £850pcm)
 Service Charge: £1,574.26 p.a. approx.
 Ground Rent: £102.82 p.a. approx.
 Floor Area: 562.sq.ft approx.(52.2 sq.m. approx)
 Lease: 125 years (less 1 day) from 31 May 2000
 Council Tax Band: B, Aprx £1456.45pa
 Management Company: First Port Property Services

HALLWAY

Carpeted flooring, ceiling light, radiator and intercom.

LIVING ROOM

Double glazed windows and double glazed French doors onto balcony, carpeted flooring, radiator, phone/TV point and ceiling light.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, fridge, freezer, washing machine, boiler, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, double glazed window, spotlights lights and extractor.

BEDROOM 1

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

BEDROOM 2

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

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, radiator, partially tiled walls, lino flooring, extractor, ceiling light and access to storage cupboard housing fuse box.

PARKING

Property includes secure parking for one car



562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA - 562 sq.ft. (52.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		