



M3 Building, Liverpool Road – Asking Price Of £295,000

Julie Twist properties welcome to the market this second floor apartment located within the popular M3 Building on Liverpool Road. The M3 development is based just off Deansgate in the Castlefield area of Manchester. It benefits from being in close proximity to local amenities and motorway links and is perfect for those who want a property in a central location with access to the surrounding areas.

This beautiful property comprises a spacious living / dining room, which has access to a private balcony. This is open plan to the kitchen, which has space for a freestanding fridge/freezer, integrated four ring hob and oven and plumbing for a washing machine/dryer. There are two double bedrooms, one of which benefits from an ensuite, and there is also a further main three-piece bathroom. The property also comes with one secure, underground parking space.

- Two Double Bedrooms
- Secure Underground Parking Space
- Private Balcony
- Fantastic Location
- Two Bathrooms
- Minutes Walk to Deansgate
- Close to Tram & Train Station
- Spacious Living Area



GENERAL

Rental Yield: 5.5% (Based on expected rental price of £1350pcm)
 Service Charge: £4,623.03 per annum
 Ground Rent: £100 per annum
 Lease: 150 years from 1 January 2000
 Square Footage: 917 sqft / 85.2 sq.m
 Council Tax Band: E
 Management Company: M3 Management Company

HALLWAY

Laminate flooring, spotlights, access to storage cupboard and wall mounted heater.

LIVING ROOM

Double glazed windows and door leading onto a private balcony, laminate flooring, wall mounted heater, phone/TV point, spotlights and wall lights.

KITCHEN

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

MASTER BEDROOM

Double glazed window, laminate flooring, wall mounted heater, wall lights and entrance to the ensuite.

ENSUITE

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

BEDROOM 2

Double glazed window, laminate flooring, wall mounted heater and spotlights.

MAIN BATHROOM

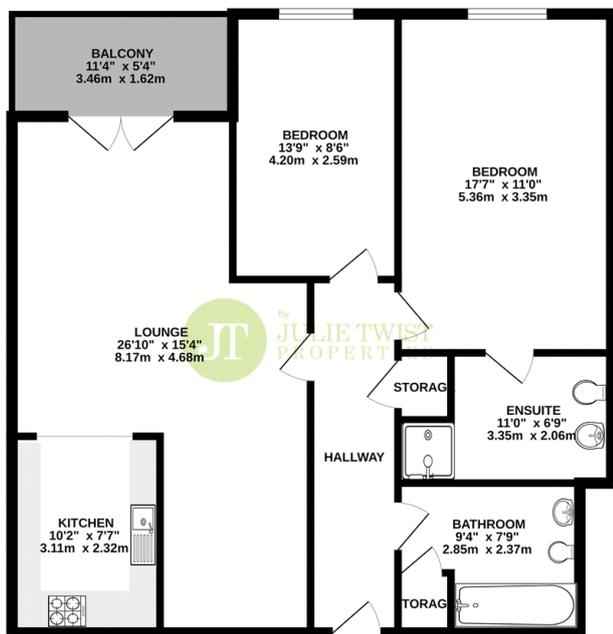
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring, spotlights and access to a storage cupboard housing the boiler.

PARKING

This property benefits from one secure, underground parking space.



SECOND FLOOR
 917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA - 917 sq.ft. (85.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, beams and any other items are approximate and no responsibility is taken for any errors, 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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