



## **Brook House, 62 Ellesmere Street, M15 4QS – Offers Over £195,000**

Julie Twist Properties are delighted to bring to the market this two bedroom apartment, located within Brook House, part of the Castlefield Locks development. Positioned on the fourth floor, this property offers a spacious open plan living room / kitchen with access to a Juliette balcony. The kitchen is fully fitted and has integrated appliances and a breakfast bar. Both bedrooms are spacious and have plenty of space for additional furniture. There is also a three-piece bathroom and storage cupboard, both of which are accessed via the hallway.

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.

- Two Bedrooms
- Fourth Floor
- EWS1 in Place
- Short Walk to Deansgate
- Spacious Open Plan Living/Kitchen Area
- On-site Concierge
- Close to the Metrolink
- Parking Space Included

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**GENERAL**

Rental Yield: 8.3% (Based on expected rental price of £1350pcm)  
 Service Charge: £2046.04 per annum  
 Ground Rent: £200 per annum  
 Lease: 999 years from 01/01/2003  
 Square Footage: 836 sq.ft / 77.7 sq.m  
 Council Tax Band: D  
 Management Company: Scanlans Property Management  
 Tenancy in Place until October 2024

**HALLWAY**

Laminate flooring, ceiling lights and access to storage cupboard housing the boiler.

**LIVING ROOM**

Double glazed windows and French doors leading to a Juliette balcony, laminate flooring, radiator, phone/TV point, 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, integrated dishwasher laminate flooring, spotlights and extractor.

**BEDROOM 1**

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

**BEDROOM 2**

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, tiled walls, tiled flooring, heated towel rail, extractor and spotlights.

**PARKING**

This property benefits from an allocated parking space.



FOURTH FLOOR  
 836 sq.ft. (77.7 sq.m.) approx.



**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 where 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
38-54	E		
21-38	F		