



## Langley Building, 36 Hilton Street, Manchester - Offers Over £190,000

Julie Twist Properties are delighted to present this two bedroom property in the sought-after conversion development, Langley Building. The building is situated in the heart of Manchester's vibrant Northern Quarter where bars, cafes and restaurants are on your doorstep. The area has amazing transport links all over the city with Piccadilly Gardens and Piccadilly Train Station being less than a 5 minute walk away.

The apartment is situated on the second floor and boasts original features such as steel beams. The property throughout has large windows allowing plenty of natural light. There is an open plan living room, dining and kitchen area and two double bedrooms with plenty of space for wardrobes. The bathroom has a three-piece suite and is accessible via the hallway, along with two storage cupboards.

- Second Floor
- Grade II Listed Conversion
- EWS1 in Place with A1 Rating
- Two Double Bedrooms
- Secure Underground Parking
- Close to Market Street & the Arndale Centre
- Minutes' Walk to Piccadilly
- Northern Quarter Location



## GENERAL

Rental Yield: 7.2% (based on an estimated rental value of £1200pcm)  
Service Charge: £2860 per annum  
Ground Rent: £100 per annum  
Lease: 250 years from 1 September 2006  
Square Footage: 703 sq.ft/ 65.3 sq.m  
Council Tax Band: D  
Management Company: Urban Bubble

## HALLWAY

Laminate flooring, ceiling lights, access to two storage cupboards, one of which houses the boiler, wall mounted heater and intercom entry system.

## LIVING ROOM

Large windows across the whole length of the living room, wooden flooring, wall mounted heater, phone/TV point and ceiling lights.

## KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated dishwasher, built in oven with four ring hob and extractor over, space for a free standing fridge/freezer, stainless steel sink with drainer, wooden flooring and spotlights.

## BEDROOM 1

Laminate flooring, ceiling lights, wall mounted heater and large windows.

## BEDROOM 2

Laminate flooring, ceiling lights, wall mounted heater and large windows.

## BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, tiled walls, tiled flooring and spotlights.

## PARKING

This property benefits from a secure, underground parking space.



## SECOND FLOOR 703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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