



Stillwater Drive, Sport City, Manchester - Asking Price Of £145,000

Within the Stillwater Drive development, Julie Twist Properties are pleased to bring to the market this ninth floor apartment. The apartment comprises a three-piece bathroom that is accessible from both the main bedroom and the hallway, two double bedrooms, a large, open-plan kitchen/living area with access to a balcony, and a designated parking space.

Stillwater Drive is located in the popular Sport City development, next to the City Of Manchester Stadium, with excellent access to both the city centre, the Metro Link and nearby motorway network, perfect for those who want to live outside of the city centre but still need quick and easy access to it. From some of the apartments, the Peak District can be seen in the distance, which adds 'stunning views' to the list of benefits this development has to offer.

- Two Bedrooms
- Ninth Floor
- Allocated Parking Space
- One Bathroom
- Balcony with Canal Views
- Excellent Transport Links to the City Centre
- Sports City Location
- Ideal Investment Opportunity or First-Time Buy

GENERAL

Rental Yield: 7.24% (based on an expected rental of £875pcm)
Service Charge: £2597.43 pa
Ground Rent: £0
Lease: 250 years (less 10 days) from 8 November 2005
Council Tax Band: B
Square Footage: 581 sq.ft. (53.97 sq.m.)
Management Company: Scanlans

HALLWAY

Carpeted flooring, ceiling lights, access to storage cupboard housing the boiler and with plumbing for a washing machine and wall mounted heater.

LIVING ROOM

Double glazed window and double glazed door leading onto balcony, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, built in oven with four ring hob and extractor over, space for a free standing fridge/freezer, stainless steel sink with drainer, double glazed window, laminate flooring and ceiling lights.

BEDROOM 1

carpeted flooring, ceiling lights, wall mounted heater and large double glazed window. You can also access the main bathroom via bedroom 1.

BEDROOM 2

Carpeted flooring, ceiling lights, wall mounted heater and double glazed window.

BATHROOM

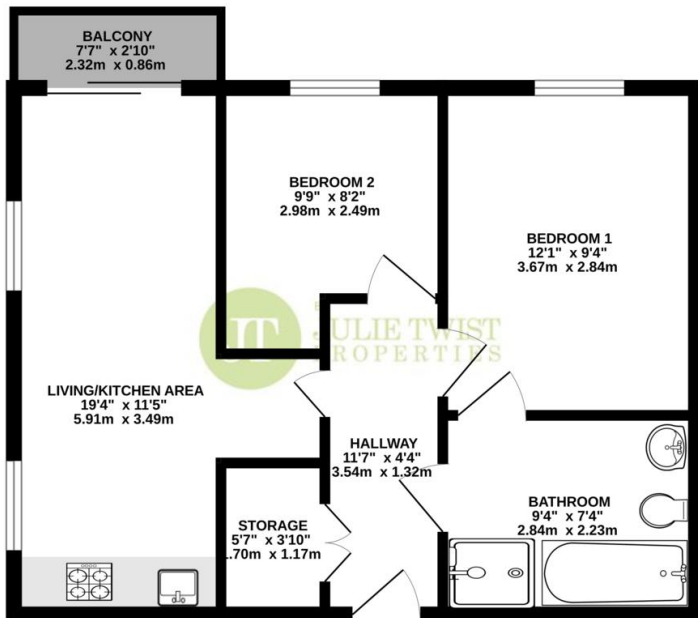
Accessed via the hallway (and also bedroom 1), a three piece bathroom comprising a bath, separate shower cubicle, WC, sink with mixer tap, partially tiled walls, laminate flooring and ceiling lights.

PARKING

This property benefits from one secure, allocated parking space.



9th FLOOR
581 sq.ft (53.97 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq ft. (53.9 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 details 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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