

City Gate Two, Manchester
Asking Price £220,000 Leasehold







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Leaders Manchester are delighted to offer this two double bedroom sixth floor apartment in the 'City Gate' development. The accommodation highlights on offer include two generous double bedrooms, an open plan kitchen/dining area, an lounge with Juliet balcony which also runs to the first of two double bedroom and a well specified main bathroom. The property has an allocated underground parking space and is offered 'chain free'. The 'City Gate' development is situated at the 'Castlefield' end of Deansgate and offers a superb location for access to the M602 and the M60 motorway beyond, also walking distance to Castlefield Metrolink station and also Deansgate Train Station. Council Tax Band 'D'.

Open Plan Lounge 14'8" x 8'5"

Carpeted, floor to ceiling sliding glass doors with access to Juliet balcony and views to City Centre. Wall mounted heater, ample selection of electrical sockets, TV ,telephone and SAT points.

Open Plan Kitchen/Dining 8'1" x 9'9"

Fitted kitchen, great selection of wall mounted cupboards with base units which are topped by worktops and tiled splashbacks. Electric hob, oven and overhead extractor. Space for tall fridge/freezer, also space for table and chairs.

Hallway

Carpeted, access to all rooms, wall mounted heater, wall mounted entry phone. Consumer board.

Storage Cupboard

Space and plumbing for washing machine, Water tank, excellent storage options.

Bedroom One

9'4" x 12'3"

Well proportioned double bedroom, with floor to ceiling sliding doors with juliet balcony and views towards the City Centre. Carpeted, wall inset to accommodate large wardrobe, wall mounted electric heater, TV point, electric sockets.

Main Bathroom

6'2" x 5'0"

Lino flooring, white suite consists of WC, hand basin with mixer tap, and bath with shower screen and integral thermostatic overhead shower. Inset shelf with wall mounted mirror. Chrome effect towel rail/dryer.

Bedroom Two

6'5" x 17'4"

Generous double bedroom, carpeted, wall mounted heater, window to City Centre aspect. Space for large wardrobe and cabinets/ set of drawers.

Allocated Parking

Underground allocated space, access via electric gate and then roller shutter. Lift available from the car park to the apartment.

The Development

Constructed by Bellway Homes, the City Gate Development is divided into three buildings. City Gate 1, 2 and 3. It is an exceptionally well maintained development and it's location is superb for Manchester City centre or access to the South of the City or alternatively the M60 motorway network and beyond.

Leasehold (MAN)

A yearly ground rent of £125 applies. The monthly service charge is £97 per month, the development has 133 years remaining on the lease until 2150.

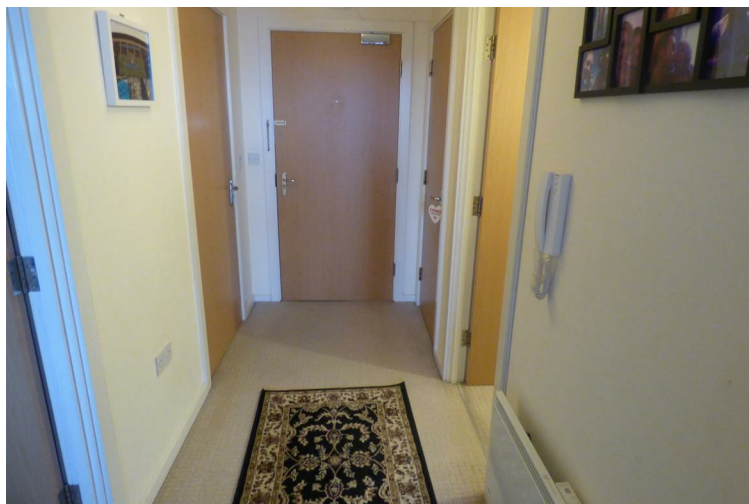
Sales Disclaimer (MAN)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale.

Yield Details (MAN)

The property is currently tenanted until December 2017 at a rental of £850 per month. Our colleagues in the lettings office have indicated a rental value of up to £900 to £925 pcm is very achievable dependent on market conditions and season. However the current rental market is buoyant for properties within this location and interested parties are invited to conduct their own due diligence regarding achievable rents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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