





# Apt 415 15 Burton Place, Castlefield, Manchester, M15 4LR

\*\* IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUY - POTENTIAL RENTAL INCOME OF £900 PER MONTH GIVING AN EXCEPTIONAL GROSS YIELD OF 7.2% \*\*

EWS1 AVAILABLE! Jordan Fishwick are pleased to present this fourth floor, one bedroom apartment with secure parking space. This popular city centre built by Urban Splash benefits from a private balcony off the living room. There is ample storage throughout and a light and airy open plan living/dining area with modern fully fitted kitchen off. Located in desirable area of Castlefield, this apartment is perfect for those wanting to be within short walking distance of the city centre and have easy access to the Ring Road. Early viewing is strongly recommended. No Chain.

## Asking Price £150,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hallway

Solid wood flooring, double cupboard for storage, cupboard housing hot water system.

### Living Room

11'1" x 10'3"

Floor to ceiling double glazed bi folding doors leading to the balcony. Solid wood flooring, tv and telephone point. Electric heater. Hatch through to the -

### Kitchen

8'0" x 5'9"

Modern fitted kitchen with fridge/freezer, oven, hob and extractor hood, one and a half stainless steel sink unit, tiled floor. Entry phone.

### Bathroom

Attractive three piece suite with shower attachment, wash hand basin and w.c. Mosaic tiled walls, heated towel rail and fitted mirror.

### Bedroom

7'9" x 8'7"

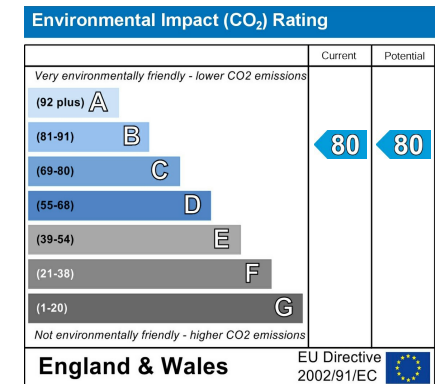
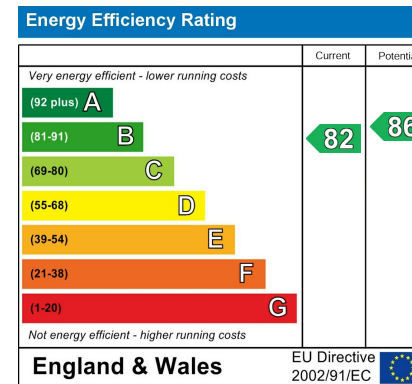
High level obscure glazed window. Built in double wardrobe with sliding doors. Electric heater.

### Externally

This flat comes with a secure allocated parking space. Bifolding doors leading to private balcony.

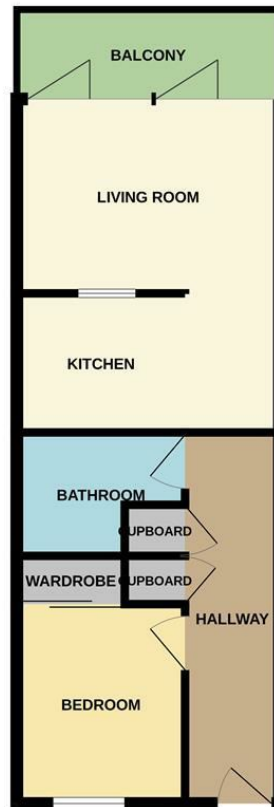
### Additional Information

Service Charge: £2164.94  
 Ground Rent: £302.86 PA  
 Lease: 999 years from 2003  
 Management company - First Port





4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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