

# Hill Quays, Jordan Street, Deansgate, M15 4QU

£220,000

## Full Description

Two Bedroom, Two Bathroom Apartment in the hugely popular Hill Quays Development. This fantastic property is situated close to the banks of the River Medlock and within yards of Deansgate Locks, the bars, restaurants and shops. Convenient for Deansgate, Oxford Rd train stations, and universities. Tenants can enjoy the use of an onsite gym facility. Rental projection is £1,100 PCM = 5.9% Yield, current tenants vacate August 2019 and are paying £1,000 pcm. The apartment is comprised of two generously sized double bedrooms accessed via a large entrance hallway. The master bedroom comes complete with a luxuriously appointed 3 piece en-suite shower room. The main bathroom is finished to the same standard but in addition is equipped with a bath. The living room is a well-appointed and practical space. The open plan kitchen is fitted with a dishwasher, fridge, freezer and integrated microwave adding further luxury to this fantastic apartment. This highly sought after development is situated in a tranquil setting amidst the hustle, bustle and excitement that Manchester has to offer. Hill Quays is one of Manchester's premier residential developments. It comprises 265 apartments. Located just a few minutes from the Deansgate rail station and Metrolink, and less than a minute's walk to all of the amenities at the famous Deansgate Locks, it provides residents with the ultimate City Living. Overview: 1. Situated in the city centre of Manchester. 2. Minutes walk from Deansgate Station. 3. With tenant – GBP11,898 per annum. 4. Exclusive residents' facilities include gymnasium, 24 hour concierge. 5. Easy access to Manchester's top universities. 6. Professional tenants in place until Aug 19. The running cost as follows: Annual Service Charge - £1600.00 Annual Insurance - £240.00 Annual Ground Rent - £350 Viewings welcome by appointment!

## Features

- Modern 3d floor Apartment
- 2 Bedroom, 2 Bathrooms 770 SQFT
- En-Suite Master Bedroom
- Lease: 999 Years
- On Site Gym and 24 Hour Concierge
- Close Proximity to Deansgate Rail Station and Metrolink
- Est. Service Charge: £1667 pa
- Ground Rent: £350 pa

## Contact Us

**Ernest-Brooks International | Estate Agents | Ernest Brooks International**

Sierra Quebec Bravo, 77 Marsh Wall, Canary Wharf  
E14 9SH

T: +44 203 621 8881

E: [info@ernest-brooks.com](mailto:info@ernest-brooks.com)

