





## Apt 6 55 - 57 Whitworth Street, Manchester, M1 3NT

INVESTORS ONLY Fantastic landlord investment opportunity great rental yield return expected rental around £950-£995pcm + Welcome to this charming studio style one bedroom apartment located at 55-57 Whitworth Street in the vibrant city of Manchester. This ground floor apartment offers a unique blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern urban lifestyle. Upon entering, you will find a well-designed living space that seamlessly integrates with the bedroom area, providing a warm and inviting atmosphere. Comfortable bathroom and parking. Access to Gym, Pool, Sauna, Games Room and Communal Garden

# Asking Price £120,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Building

For those with a vehicle, the property includes an underground parking space, ensuring your car is secure and easily accessible. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This apartment is not just a place to live; it is a lifestyle choice, situated in a prime location that offers the best of Manchester at your doorstep. Whether you are looking to invest or find your next home, this property presents an excellent opportunity.

### Location

One of the standout features of this property is the access to a range of excellent amenities. Residents can enjoy the luxury of

a gym, a swimming pool, and a sauna, perfect for maintaining an active lifestyle and unwinding after a long day. Additionally, the communal gardens offer a serene escape from the hustle and bustle of city life, providing a lovely space to relax outdoors.

### Living Room

13'11" x 10'5"

Ceiling light. Laminate flooring. Storage heater.

### Kitchen

9'3" x 7'8"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer. Freestanding washing machine. Cupboard housing water tank.

## Bedroom Area

11'8" x 7'2"

Ceiling light. Carpet. Wall mounted heater. Fitted wardrobes.

## Bathroom

Low level W/C. Sink with mixer tap. Shower cubicle with electric shower. Part tiled. Vinyl flooring. Wall mounted heater.

## Externally

Parking space included. Access to Gym, Pool, Sauna, Games Room and Communal Garden

## Additional Information

Service charges - £3900 per annum

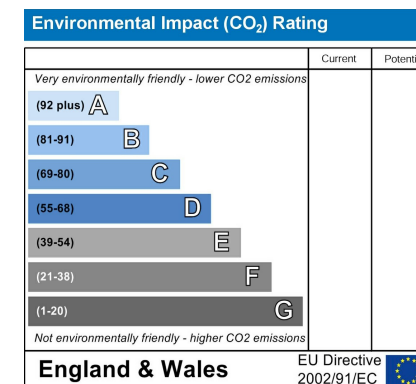
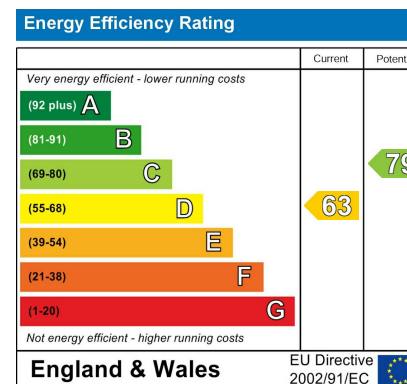
Ground rent - N/A

Lease - 999 years from 1991

Managing agents - Scanlans

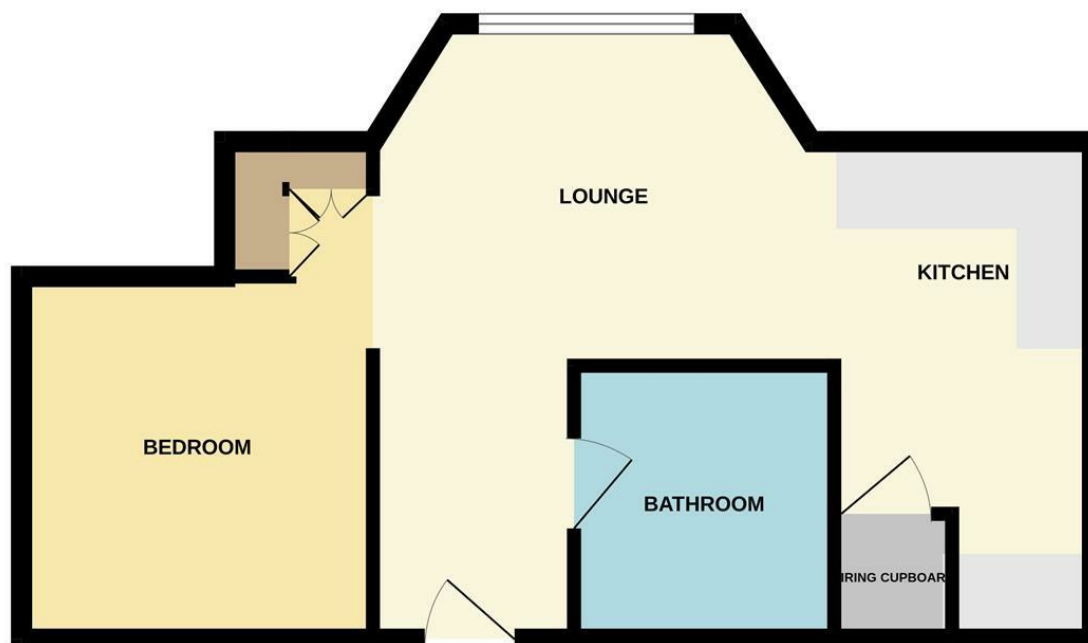
## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





## GROUND FLOOR



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