



## 5N The Plaza

Advent Way | Manchester | M4 7LR

**Asking Price £233,950**



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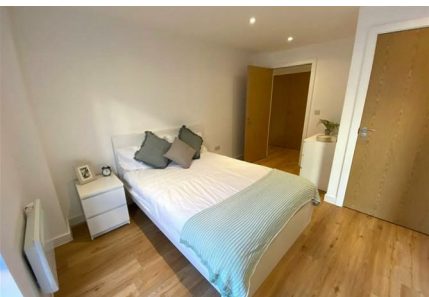
\*\*\* EWS1 FORM IN PLACE \*\*\* 2 BED, 2 BATH APARTMENT WITH 2 PARKING SPACES. An excellent, spacious two bedroom apartment in The Plaza development, New Islington. The ground floor property comprises: entrance hall, storage cupboard, open plan living & dining room through to fitted kitchen and terrace / private garden, master bedroom with en suite shower room, second double bedroom and additional shower room. Further benefits include two allocated parking spaces, intercom and residents' gym. Located in the New Islington / Ancoats area of the city centre, close to New Islington tram stop, the Northern Quarter, the inner ring road and Piccadilly Train Station. Currently let for £1,295pcm until 30/4/26, achieving a rental yield of 6.6%.

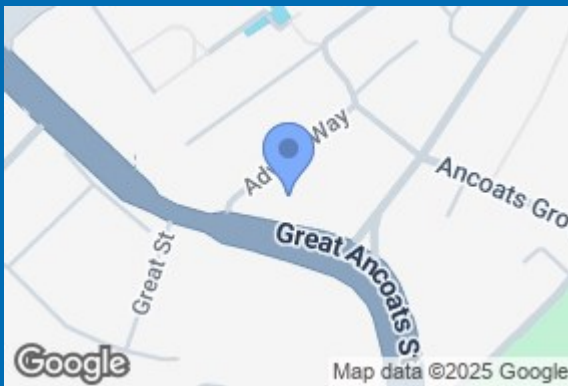
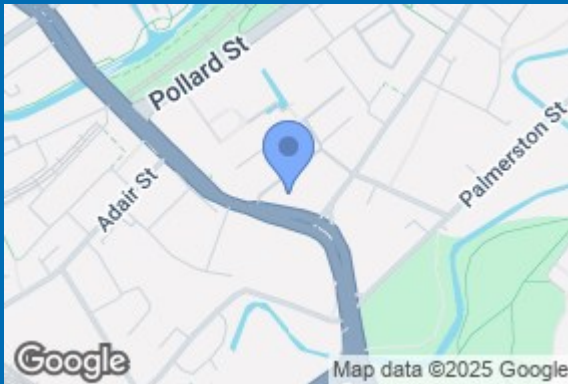
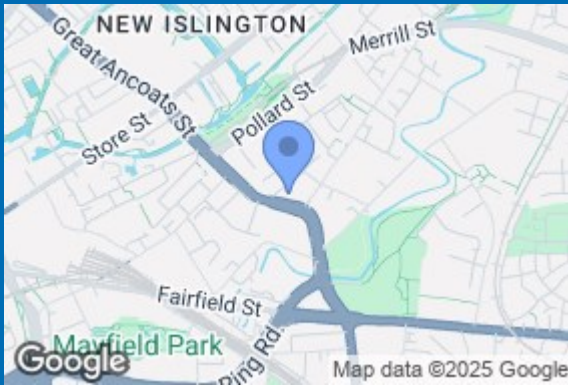


- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- TWO PARKING SPACES
- THE PLAZA DEVELOPMENT
- BATHROOM & EN SUITE
- BALCONY
- 721 SQ FT
- CURRENTLY LET FOR £1,295PCM UNTIL 30/4/26, ACHIEVING A RENTAL YIELD OF 6.6%
- NEW ISLINGTON / ANCOATS LOCATION









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

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