



9, Whitworth Street West | | Manchester | M1 5JD

Asking Price £299,950



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Welcome to this splendid apartment located on the 16th floor of the prestigious Axis Tower in the vibrant heart of Manchester. Spanning an impressive 634 square feet, this modern residence boasts two well-proportioned bedrooms, a stylish bathroom, and a welcoming reception room, making it an ideal choice for both professionals and small families.

The apartment is part of a new development and comes with an EWS1 form in place, ensuring peace of mind for potential buyers. Currently, it is let at £1,350 per calendar month until July 2025, providing a commendable rental yield of 5.4%. This makes it not only a wonderful home but also a savvy investment opportunity.

Situated close to notable landmarks such as The Bridgewater Hall, Manchester Central, and Oxford Road, residents will enjoy the convenience of city living with a plethora of

- TWO BEDROOM APARTMENT
 - OPEN PLAN LIVING & DINING ROOM
 - BATHROOM WITH SHOWER OVER BATH
 - EXCELLENT CITY & FAR REACHING VIEWS
 - PRESTIGIOUS DEVELOPMENT
- 16TH FLOOR
 - FITTED KITCHEN
 - 634 SQ FT
 - CONCIERGE
 - CENTRAL MANCHESTER LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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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