



## Rice Street Rice Street, Manchester, M3 4JL

**£244,500**

\*\*\*Tenant in situ\*\*\*

CityRise is delighted to present a modern 2 bedroom, 2 bathroom apartment located in the highly sought-after Castlefield area of Manchester. This property is perfect for investors looking for an immediate income stream, as it comes with a tenant in situ.

The apartment features a spacious open-plan living and dining area, a fully equipped kitchen with modern appliances, two well-sized bedrooms with ample storage space, and two sleek bathrooms. The property also boasts a private balcony with views of the stunning Castlefield skyline.

Located in a prime location, residents will have easy access to all the amenities that Castlefield has to offer, including trendy bars, restaurants, and shops. The area is also well-connected with excellent transport links, making it easy to explore the rest of Manchester.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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