



## Oldham Court Oldham Road, Manchester, M40 7PS

### Prices from £261,000

\*\*\*Investors only\*\*\*

CityRise is thrilled to present Oldham Court - a new off-plan development in Manchester, offering an attractive investment opportunity with a range of 1 and 2-bedroom apartments. Situated in a highly sought-after area, the development is ideally located to benefit from Manchester's growing demand for modern, high-quality rental properties.

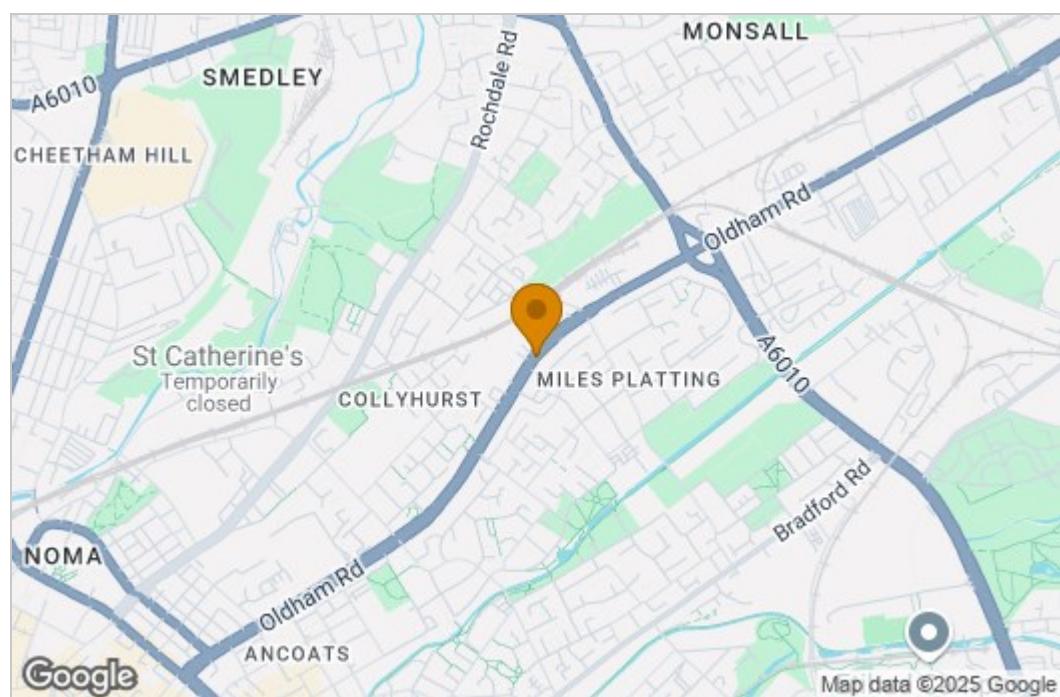
Designed with contemporary finishes, each apartment will feature spacious open-plan living areas, modern kitchens, and stylish bathrooms, ensuring appeal to young professionals, students, and renters looking for a well-connected city centre lifestyle. The location offers excellent transport links, including nearby bus routes and train stations, making it a prime choice for tenants seeking convenience and accessibility to Manchester's key employment hubs, universities, and cultural attractions.

This off-plan development is an ideal choice for those looking to secure a stake in one of the UK's most dynamic and rapidly expanding property markets, with the potential for both long-term capital appreciation and consistent rental income.



## Floor Plan

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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