

66 Ducie Street  
Manchester  
M1 2JQ



# 66 Ducie Street

## £305,000

### Full Description

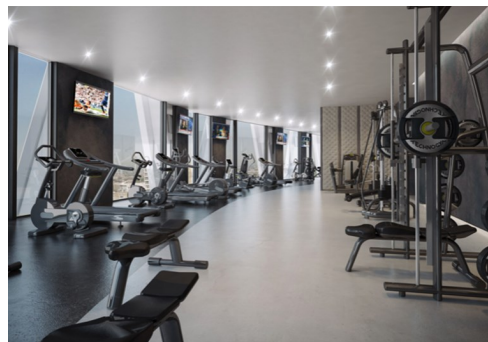
A brand new vibrant development is coming to the Manchester sky line. It is perfectly situated in Piccadillys newest regeneration area with all the modern tenants needs at its core.

Off plan investment opportunity For Investment Purposes Only - 25% Deposit Required The development holds 177 one, two and three bedroom apartments which will be spread across 25 storeys and finished to the highest standard. Residents will have unlimited amenities just outside their doors, with a cosy work from home station, gymnasium and communal garden. With us all becoming more accustomed to spending more time at home, each apartment has been designed with the tenants core needs being in mind with luxurious large windows and earthy tones to allow a natural feel. INVESTMENT OVERVIEW 7% yield Only 25% deposit required Q2 2024 completion 0.1% Ground rent 250 year leasehold Band A council tax 1 bedroom apartments from ?191,000 2 bedroom apartments from ?290,000 3 bedroom apartments from ?365,000 LOCATION OVERVIEW -Regeneration is set to increase the value of Piccadilly -Rent in Manchester are expected to see a 16.5% increase between 2020-2024 - Huge demand from potential tenants for Ancoats In the next few years the area of Piccadilly and its surrounding areas are set to regenerate massively. The biggest factor of this is the new HS2 station that is arriving to the already running Piccadilly station. Alongside HS2 there will also be residential developments and green space growth helping the regeneration. This apartment is the perfect investment with only a 0.1% ground rent which will be reviewed in the future (contact our team for more information), over a 250-year leasehold. The service charge is estimated at ?3.4 sqft (investors will be made aware of the review date in the future) and is also predicted to be within the Council Tax band – A. Contact us today to discuss this exciting new development with one of our consultants. 0161 398 0222  
\*\*information provided is subject to change\*\*

Local Authority

Council Tax Band A

EPC Rating



### Contact

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