

46 Springfield Lane  
Manchester  
M3 7JS



# 46 Springfield Lane

## £351,000

### Full Description

Exclusive Off-Plan Investment Opportunity: Luxury Riverside Development in Manchester

We are pleased to present a brand-new off-plan investment opportunity in one of Manchester's most sought-after locations, along the picturesque banks of the River Irwell. This stunning geometric development is set to make a significant impact on the Manchester waterfront, offering residents a luxurious lifestyle across three architecturally striking buildings.

The development features an array of 5-star amenities, including a fully equipped gymnasium, a private cinema room, a stunning rooftop garden, and 24-hour concierge services, ensuring an unparalleled living experience. Located just a short commute from key areas such as Spinningfields, Deansgate, and Victoria Station, this development offers the perfect balance of tranquility and accessibility to the heart of Manchester.

### Investment Highlights:

Achievable Returns: 6% rental yield

Developer: Top-tier UK developer with a proven track record

Ground Rent: Just 0.1%, with future review (contact our team for more details)

Leasehold: 250 years

Council Tax Band: Estimated at Band C/D

1-Bedroom Apartments: From £233,565

2-Bedroom Apartments: From £334,812

### Location Overview:

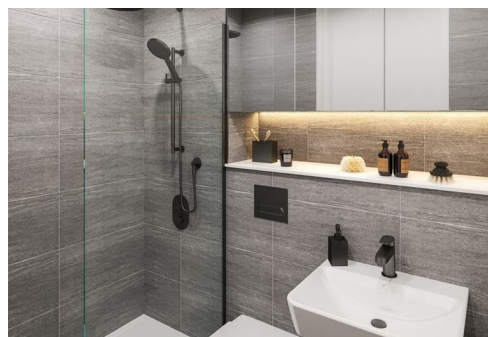
Manchester – The UK's No. 1 Investment Location

Manchester has experienced significant growth, with property prices rising by 12% over the past year alone. High tenant demand and a

Local Authority

Council Tax Band A

EPC Rating



### Contact

0161 470 1184

info@eliterealtyinvest.co.uk

