



1 WHITEOAK ROAD MANCHESTER

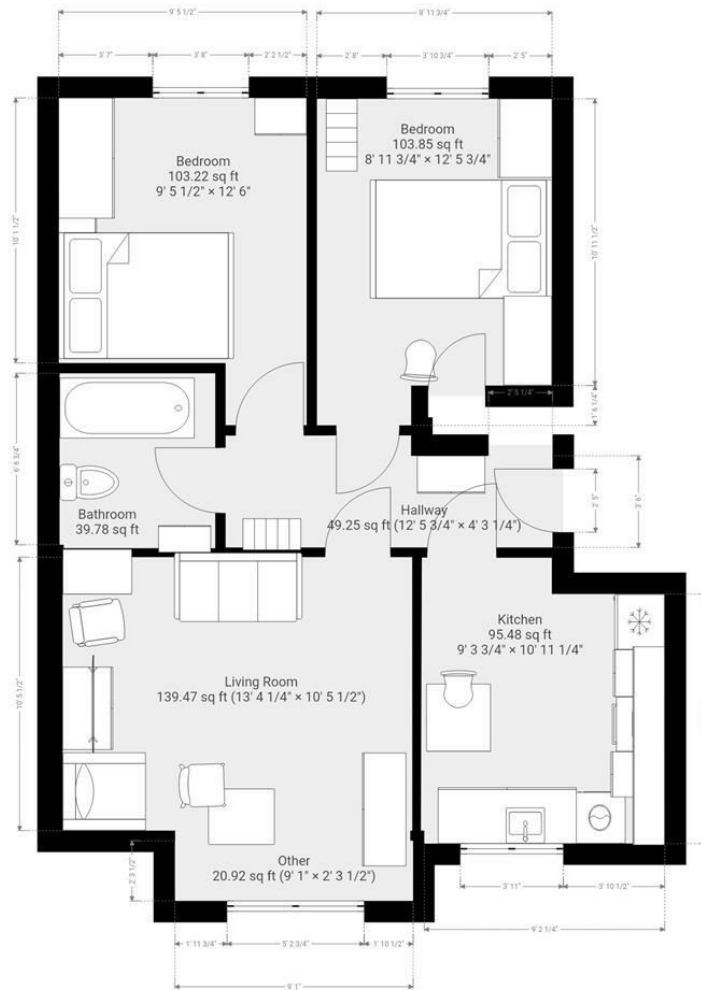
£185,000
LEASEHOLD

Spacious Two-Bedroom Apartment in a Prime Student Area. This well-presented two-bedroom apartment is a fantastic opportunity for both investors and homeowners alike. Situated in a sought-after location, the property is in excellent condition throughout and offers generous living space. With two double bedrooms, it is ideal for professionals, students, or small families looking for comfortable accommodation in a convenient setting. The apartment features a spacious lounge and a separate kitchen, providing a practical layout for day-to-day living. The kitchen is well-equipped, offering ample storage and workspace. The bright and airy lounge provides a welcoming space to relax and unwind. Both bedrooms are generously sized, perfect for tenants or owner-occupiers seeking a comfortable home. Recent upgrades include a newly installed boiler, ensuring energy efficiency and peace of mind. Additionally, the property benefits from a long lease, making it a secure investment with long-term potential. An allocated car parking space is also included, a valuable feature in this bustling area. Positioned in a prime student hotspot, this apartment offers excellent investment potential with strong rental demand. Transport links are superb, with easy access to Manchester city centre. Mauldeth Road train station is within walking distance, providing quick connections to the city and beyond. Multiple bus routes along Wilmslow Road offer frequent services to the universities and central Manchester, making this a highly desirable location. Contact Jacob Knight to arrange your viewing!









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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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