

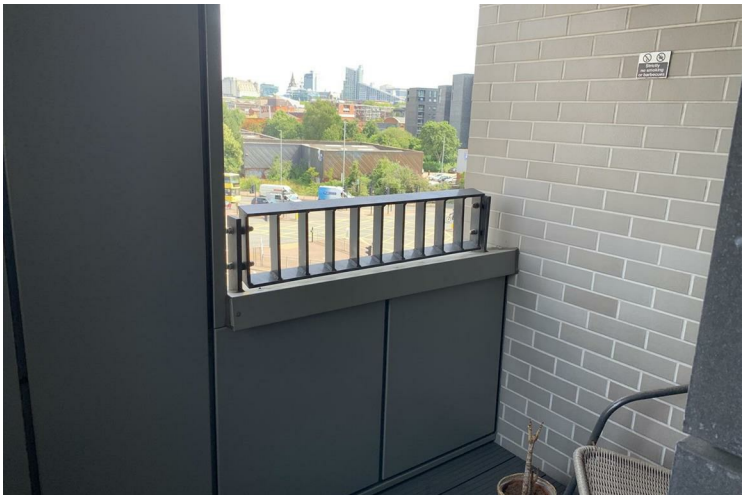
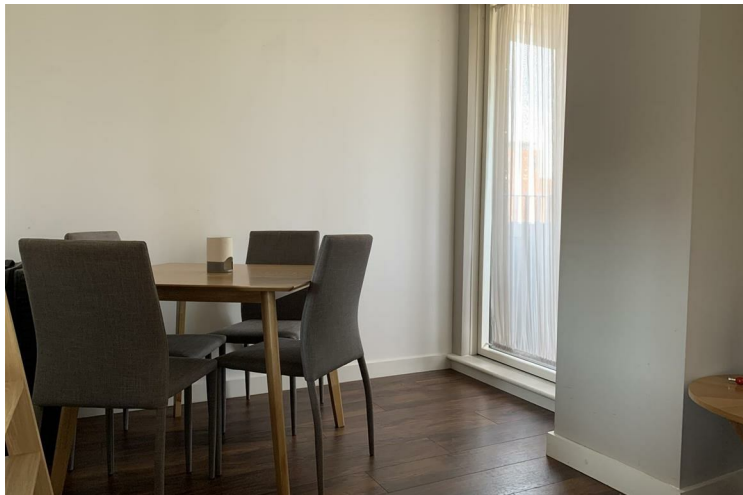
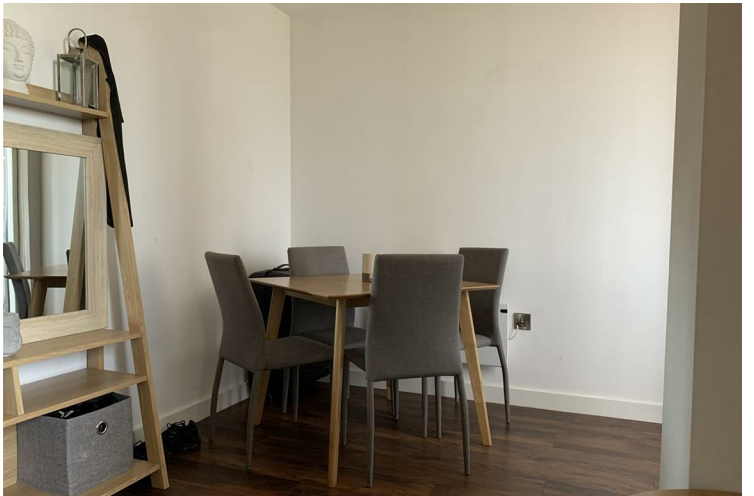
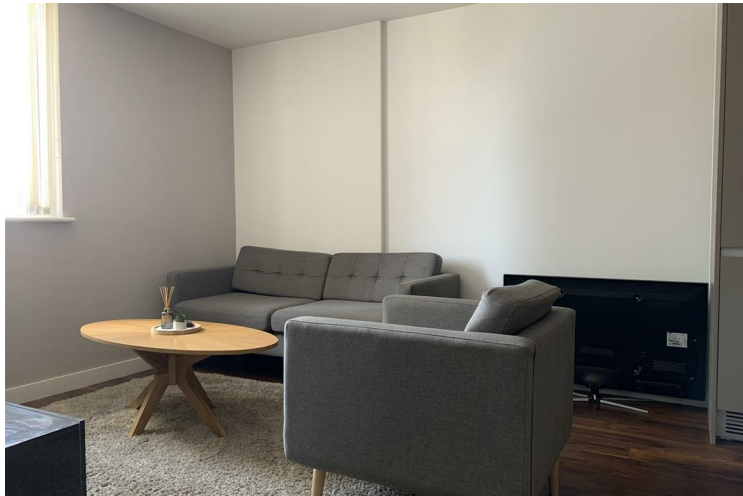


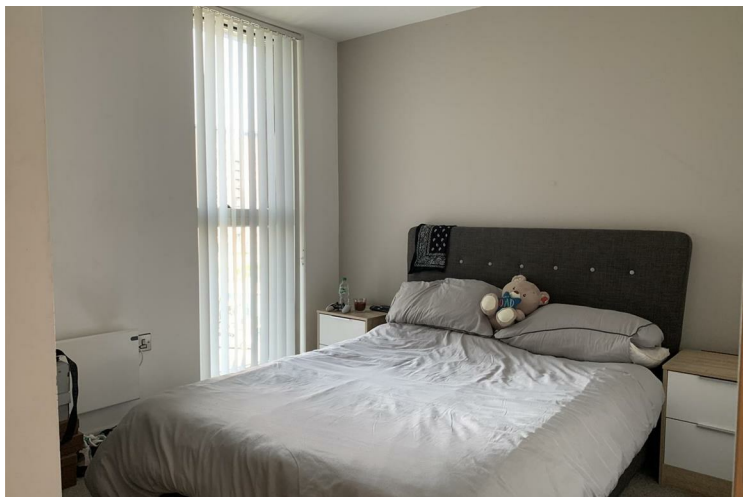
## 1 Regent Road Manchester

**£185,000**  
**LEASEHOLD**

Stylish 1-Bedroom Apartment With Parking - Prime Investment Opportunity. Situated in the highly sought-after Castlefield area, just a mere 10-minute walk from Manchester city centre, this contemporary 1-bedroom apartment offers an unparalleled living experience. Currently tenanted, this property is exclusively available to landlord investors, presenting a remarkable investment opportunity in the heart of Manchester. This modern apartment exudes sophistication and style. The open-plan living area is thoughtfully designed to maximize space and light, creating an inviting atmosphere for both relaxation and entertainment. The living room extends seamlessly to a private balcony, offering an outdoor retreat with views of the vibrant surroundings—a perfect spot for unwinding after a busy day. The kitchen is equipped with sleek, modern appliances and ample storage, catering to all culinary needs. The bedroom is generously sized, providing a peaceful haven for rest and rejuvenation. The contemporary bathroom is finished to a high standard, featuring quality fixtures and fittings. One of the standout features of this residence is the 24-hour concierge service, ensuring convenience and peace of mind for all residents. The property also boasts beautifully landscaped communal gardens, meticulously maintained and perfect for relaxing or socializing with neighbors. Castlefield is renowned for its picturesque canals, historic charm, and a thriving cultural scene. With its close proximity to Manchester city centre, residents enjoy easy access to an array of shops, restaurants, entertainment venues, and excellent transport links, making it an ideal location for urban living. For landlord investors, this tenanted apartment guarantees immediate rental income and represents a solid investment in one of Manchester's most dynamic areas. Contact Jacob Knight now to arrange your viewing!

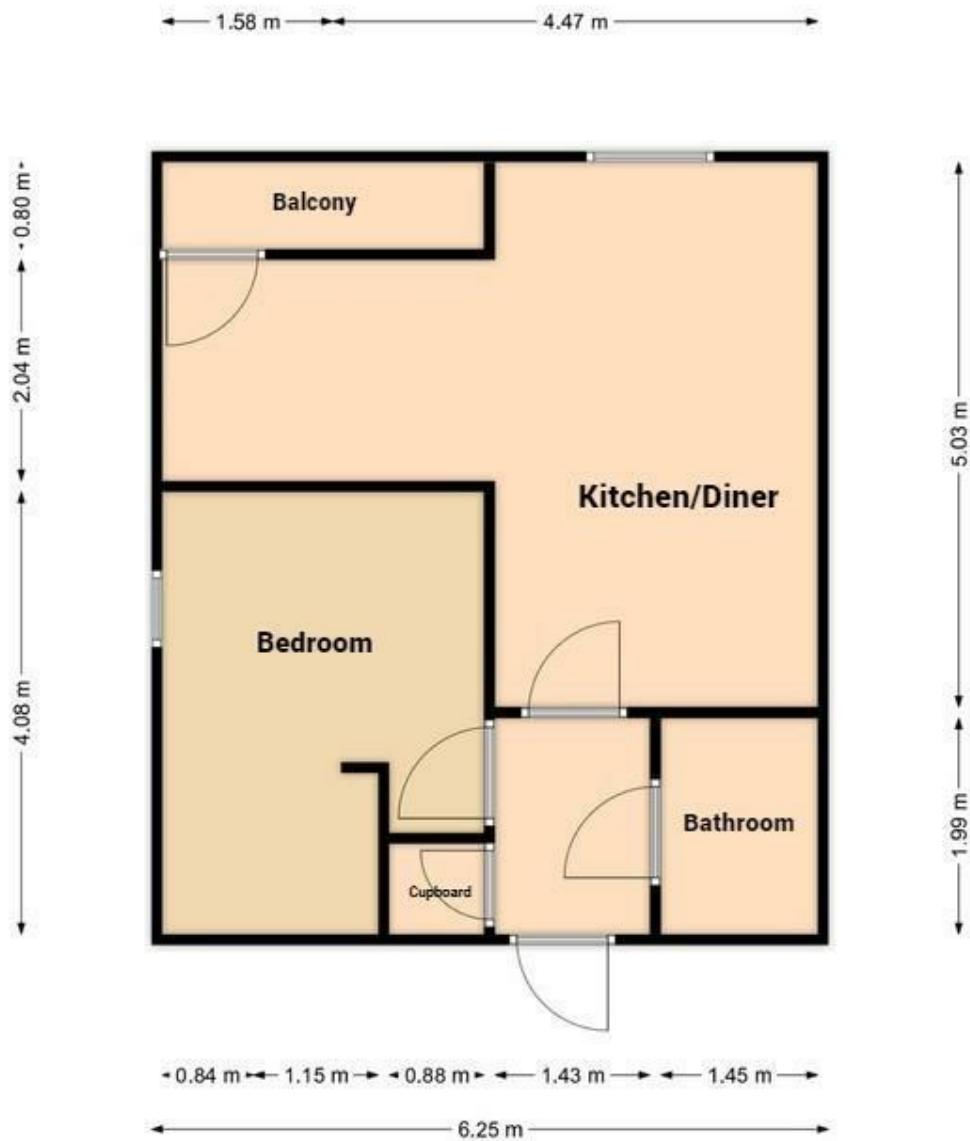












| Energy Efficiency Rating                                          |         |           |
|-------------------------------------------------------------------|---------|-----------|
|                                                                   | Current | Potential |
| Very energy efficient - lower running costs                       |         |           |
| (92 plus) <b>A</b>                                                |         |           |
| (81-91) <b>B</b>                                                  | 81      | 81        |
| (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>                                                   |         |           |
| Not energy efficient - higher running costs                       |         |           |
| <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |         |           |

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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