



LEASEHOLD

Flat - Purpose Built

**FLAT 2306, 1
REGENT ROAD,
MANCHESTER, M3
4BE**

Guide price

£276,000

FEATURES



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2 Bedroom Flat - Purpose Built located in Manchester

Welcome to this modern flat located at One Regent in the vibrant city of Manchester. This purpose-built property, constructed in 2017, offers a contemporary living experience with a well-thought-out layout spanning 635 square feet.

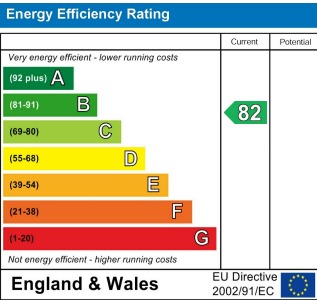
The flat features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The two bedrooms are designed to be comfortable and inviting, making them perfect for restful nights. Additionally, there are two bathrooms, ensuring convenience for both residents and visitors alike.

One of the standout features of this property is the allocated car park space, a valuable asset in the bustling city centre. The flat is currently tenanted, generating a rental income of £1,400 per calendar month, making it an attractive option for investors seeking a reliable return.

Situated in a prime location, this property offers easy access to Manchester's rich array of amenities, including shops, restaurants, and cultural attractions. Whether you are looking for a new home or a sound investment opportunity, this flat at One Regent is sure to impress with its modern design and prime location. Don't miss the chance to make this exceptional property your own.

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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 are advised to recheck the measurements.