





# Apt 207 Piccadilly Village, 148 Great Ancoats Street, Manchester, M4 7AA

\*Investing cash buyers only - rented at £953 per month (including bills)\*

Welcome to this charming apartment located in the heart of Piccadilly Village, situated on Great Ancoats Street in Manchester. This delightful property boasts a kitchen/diner, one bedroom and a well-appointed shower room, this apartment makes an ideal rental investment opportunity.

The apartment is located on the second floor, offering a peaceful retreat from the hustle and bustle of the city below. Its waterside location provides a tranquil atmosphere, perfect for unwinding and enjoying the scenic views. Additionally, being close to the station makes commuting a breeze, allowing easy access to all that Manchester has to offer. 177 Sq ft (16 Sq M) total size.

## Price £150,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Additional Information

Rental Income: £953/mth currently - projected £1050 from  
Sept 24

Service Charge: £2700 per annum

Lease: 250 years commencing from 2018

Ground rent: TBC

Managing agents: Manchester Apartments









