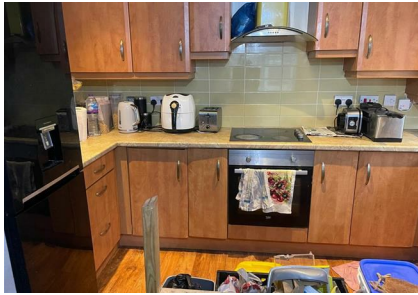


**Waterloo Road, Manchester, M8 8BT**  
**Offers In Excess Of £135,000**  
**Council Tax Band: A**



\*\*\*Suitable for Investor\*\*\* High Rental Return\*\*\*Close to City Centre\*\*\*

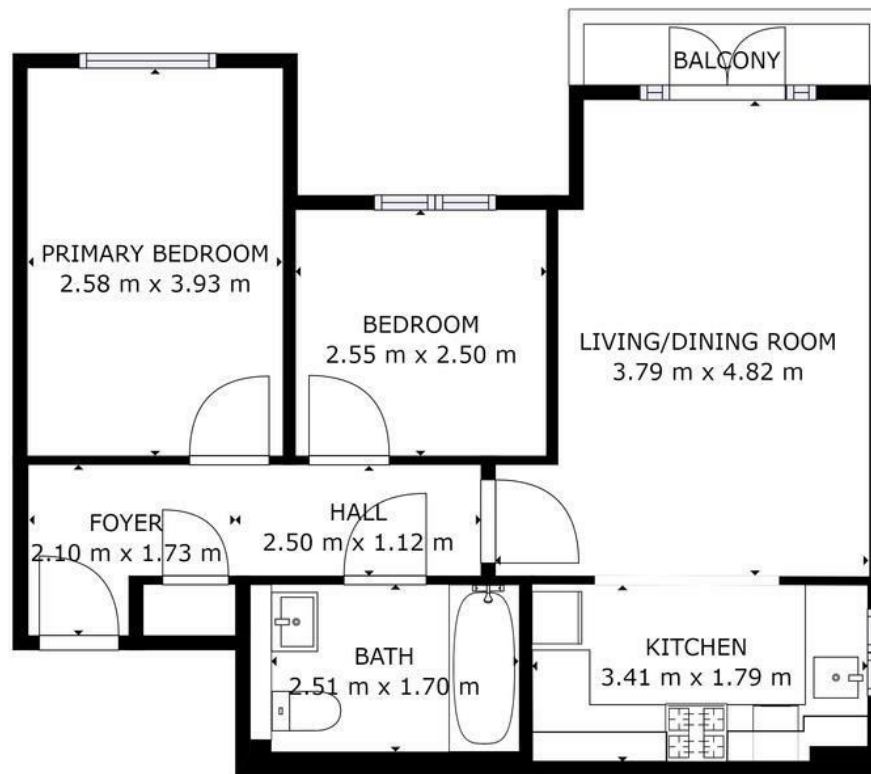
This apartment forms part of the residential Waterloo Park estate which is set in well maintained landscaped communal gardens.

The apartment is currently tenanted and located within walking distance of Deansgate and The Printworks. The accommodation is well presented and comprises an entrance hallway, lounge with dining area, separate kitchen, two double bedrooms, and a bathroom with shower cubicle.

Viewing is recommended

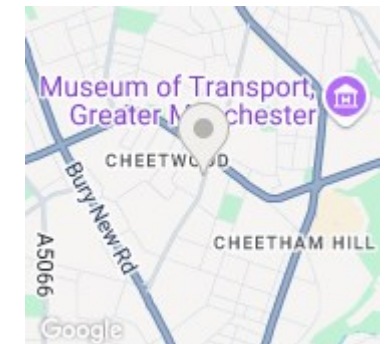


Open House North West Manchester



GROSS INTERNAL AREA  
 FLOOR 1: 52 m<sup>2</sup>  
 TOTAL: 52 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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