



## Apartment 1, 18 Southern Street, Manchester, M3 4NJ

**Guide Price £170,000**

- Residential Home or Investment Property
- Fantastic Location off Deansgate
- Private Entrance
- Ground Floor Two Bedroom Apartment
- Two Double Bedrooms
- Modern Kitchen and Bathroom



# Apartment 1, 18 Southern Street, Manchester M3 4NJ

Attention Owner Occupiers/First Time Buyers and Buy To Let Investors. Proposed Rental Income £1000pcm. Currently Available as a Private Residence. Two Double Bedrooms. Ground Floor Apartment with Private Entrance. Well Presented Throughout. Modern Kitchen & Bathroom. Cobble Stone Road Just off Deansgate. Convenient for Railway & Tram Stops. Furnished.

 2  1  1  C

Council Tax Band: C



Joules are delighted to bring to the market this superbly located two bedroom ground floor apartment, which has been let for several years with the last tenants paying £1000pcm. The previous tenants have recently vacated and the owner is currently advertising for new tenants. The plan is to be selling the apartment as an investment property with ready made tenants/income. BUT the apartment is currently fully available to a residential purchaser looking for a home in the heart of Manchester City Centre.

Situated virtually overlooking Deansgate, giving excellent access to all local shops, bars and amenities. Deansgate Railway station and Deansgate Metrolink stations are a short stroll away.

The apartment is well presented and fully furnished, briefly comprises: Private entrance, lounge/dining room, kitchen, two double bedrooms and a modern bathroom.

But To Let Investors - Potential Income £1000 pcm Currently Vacant.

### Living/Dining Room

13'6" x 15'2" max

Maximum measurements.

Double glazed entrance door. Spacious room, laminated flooring. Double glazed window, electric wall heater, doors to all other rooms. Door to boiler cupboard housing unvented direct cylinder. Plumbed and access below for an automatic washing machine

### Kitchen

9'2" x 5'3"

Modern kitchen with a range of units. Fitted Indesit hob with stainless steel splashback with integrated cooker hood over, electric oven below. Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units, under unit

display lighting. Plumbed and access for a dishwasher, recess for a fridge/freezer.

### Bedroom One

14'5" x 7'2" max

Maximum measurements.

Double bedroom, double glazed window to the side elevation. wall mounted electric heater. Door to large built in wardrobe housing clothes hanging rail and shelving measuring 4'6" x 2'9"

### Bedroom Two

12'0" x 6'9"

Further double bedroom. Double glazed window to the front elevation, wall mounted electric heater

### Bathroom

6'7" x 5'6"

Modern white three piece bathroom suite comprising: panelled bath with shower over and shower screen, pedestal wash hand basin with mixer tap, low level WC. fully tiled walls and floor, extractor fan. Chrome heated towel radiator

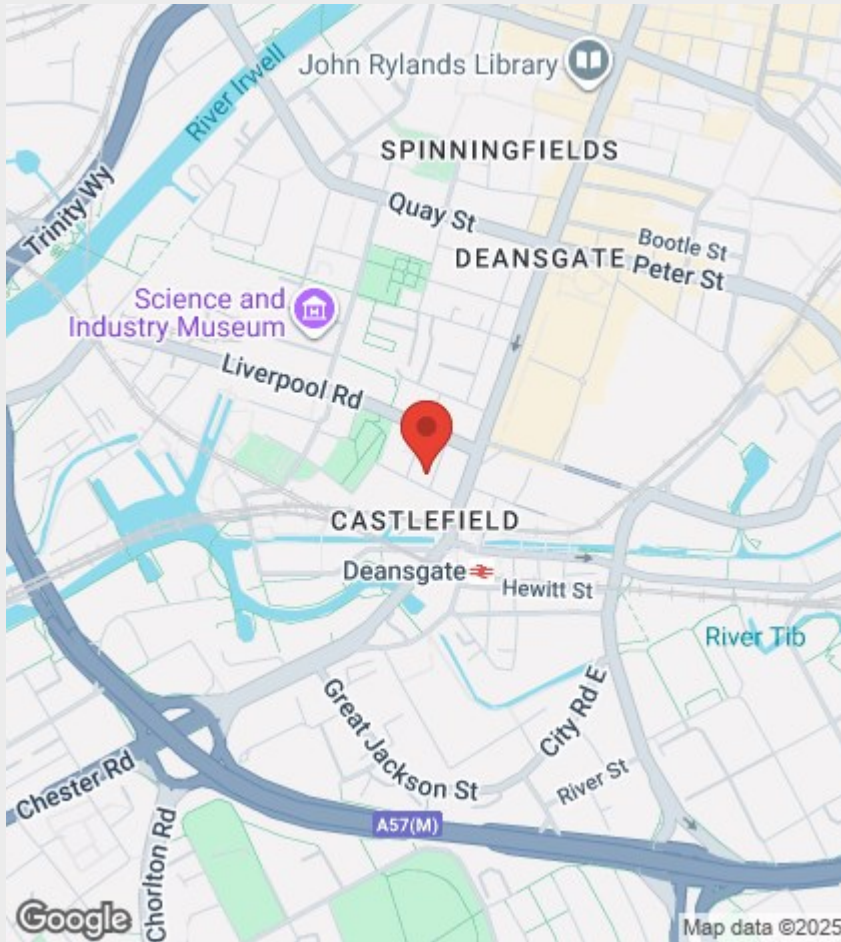
Built 2008

Length of lease 125 years from 1 January 2006. 99 years remain.

Ground rent £250.00 per annum which will increase by £50 on each 25th anniversary of 1st January 2006

Service Charge £114.04 per month. £1368.48 per annum

EPC Rating C



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(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		
England & Wales		EU Directive 2002/91/EC

