



## 2 Southern Street, Castlefield M3

£170,000

1 1



### EWS1 B1 Rated - Mortgage Buyers Invited

A purpose built modern development located on the fringe of Castlefield, Manchester in the heart of the City centre. Being minutes from the renowned shops and amenities the city is known for plus the Metrolink & Bee Network offers easy access in and out of the City.

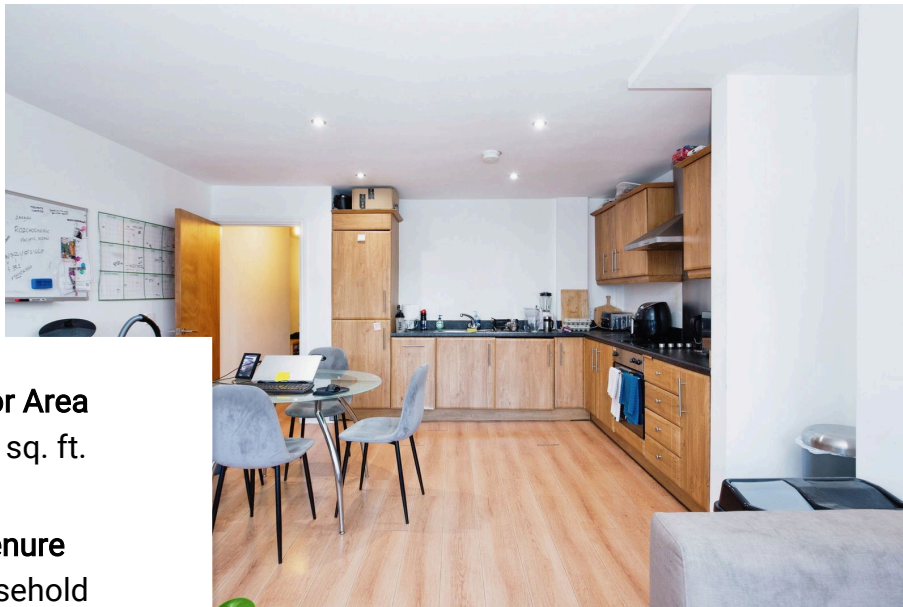
Currently available as a buy to let investment only it would be ideal for someone looking to purchase their first BTL property.

Rented at £725PCM until January 2025

Located on the second floor of the development it comprises in brief: Secure communal entrance, private entrance hallway, open plan spacious living area, integrated kitchen, double bedroom, bathroom with three piece suite in white with shower over the bath.





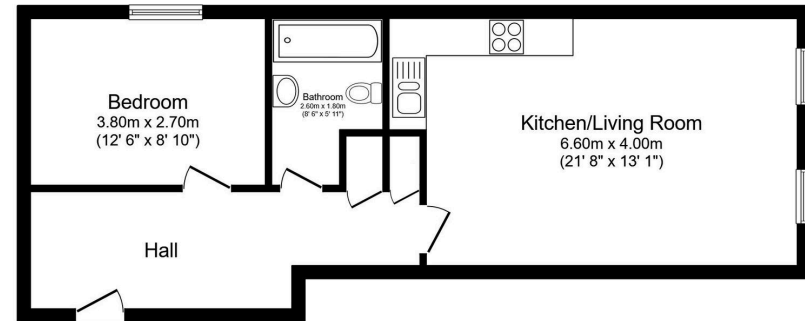
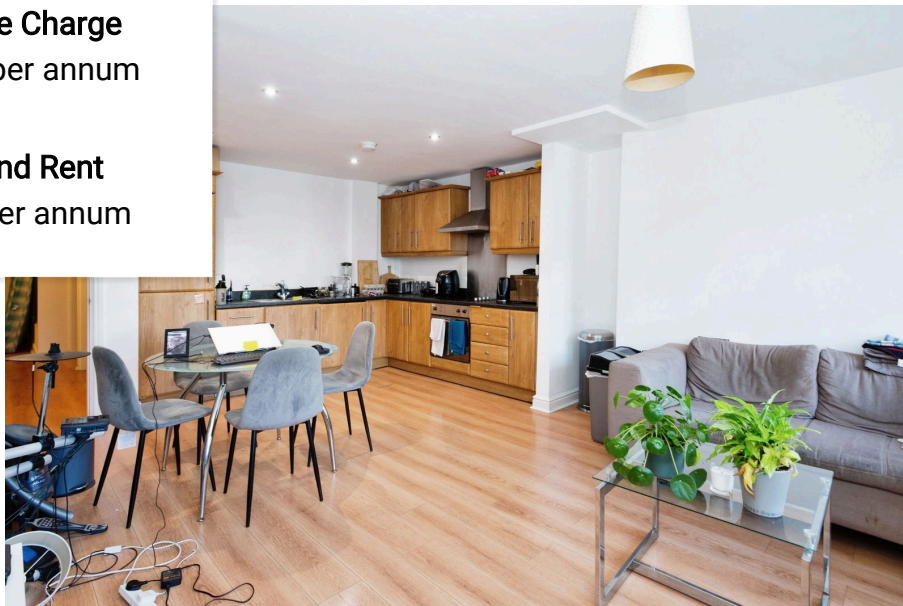


**Floor Area**  
570 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£2300 per annum

**Ground Rent**  
£250 per annum



Total floor area 52.6 m<sup>2</sup> (566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(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>	EU Directive 2002/91/EC	

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