



*Jordan Fishwick*

# Apt 6 55 - 57 Whitworth Street, Manchester, M1 3NT

INVESTORS ONLY Fantastic landlord investment opportunity Currently rented at £1000pcm. Gross return 10.43% .

Welcome to this charming studio style one bedroom apartment located at 55-57 Whitworth Street in the vibrant city of Manchester. This ground floor apartment offers a unique blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern urban lifestyle. Upon entering, you will find a well-designed living space that seamlessly integrates with the bedroom area, providing a warm and inviting atmosphere. Comfortable bathroom and parking. Access to Gym, Pool, Sauna, Games Room and Communal Garden

## Asking Price £115,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Building

For those with a vehicle, the property includes an underground parking space, ensuring your car is secure and easily accessible. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This apartment is not just a place to live; it is a lifestyle choice, situated in a prime location that offers the best of Manchester at your doorstep. Whether you are looking to invest or find your next home, this property presents an excellent opportunity.

### Location

One of the standout features of this property is the access to a range of excellent amenities. Residents can enjoy the luxury of a gym, a swimming pool, and a sauna, perfect for maintaining an active lifestyle and unwinding after a long day. Additionally, the communal gardens offer a serene escape from the hustle and bustle of city life, providing a lovely space to relax outdoors.

### Living Room

13'11" x 10'5"

Ceiling light. Laminate flooring. Storage heater.

### Kitchen

9'3" x 7'8"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer. Freestanding washing machine. Cupboard housing water tank.

### Bedroom Area

11'8" x 7'2"

Ceiling light. Carpet. Wall mounted heater. Fitted wardrobes.

### Bathroom

Low level W/C. Sink with mixer tap. Shower cubicle with electric shower. Part tiled. Vinyl flooring. Wall mounted heater.

## Externally

Parking space included. Access to Gym, Pool, Sauna, Games Room and Communal Garden

## Additional Information

Service charges - £3900 per annum

Ground rent - N/A

Lease - 999 years from 1991

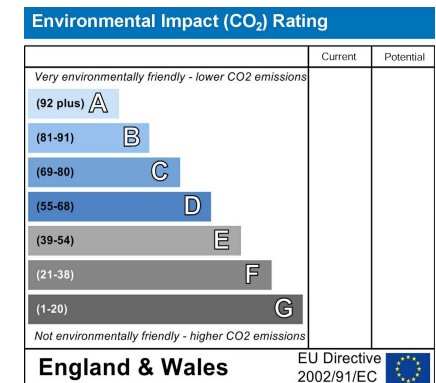
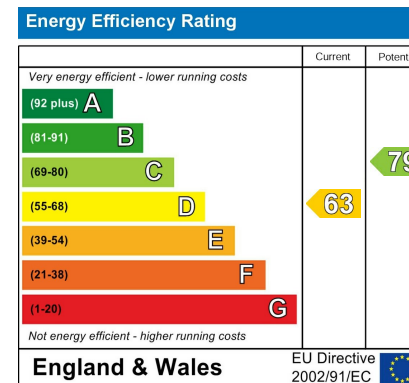
Managing agents - Scanlans

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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