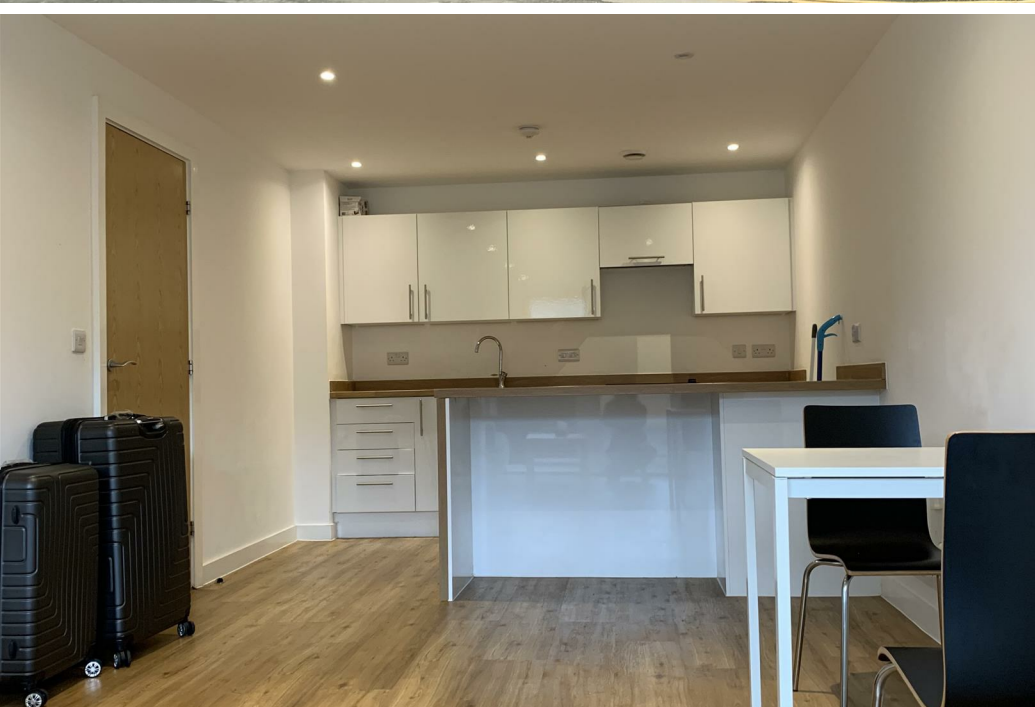




**1 Bed
Apartment
located in**

AiHOMES.

Modern 1B1B Apartment
| Advent House |
Manchester M4|N148920



£175,000

Nestled within the prestigious X1 The Plaza development, this exquisite furnished one-bedroom apartment offers a modern living experience on the fourth floor. Spanning a generous 50 square feet, the property boasts a delightful city view and a private balcony, perfect for enjoying the vibrant atmosphere of Manchester.

The apartment is ideally situated within walking distance of Manchester City Centre, making it a prime location for those who appreciate urban living. Just a five-minute stroll will take you to the trendy Northern Quarter, renowned for its eclectic mix of shops, bars, and eateries. Additionally, Piccadilly train station is less than ten minutes away, providing excellent transport links, while the New Islington tram stop is also within a short walking distance.

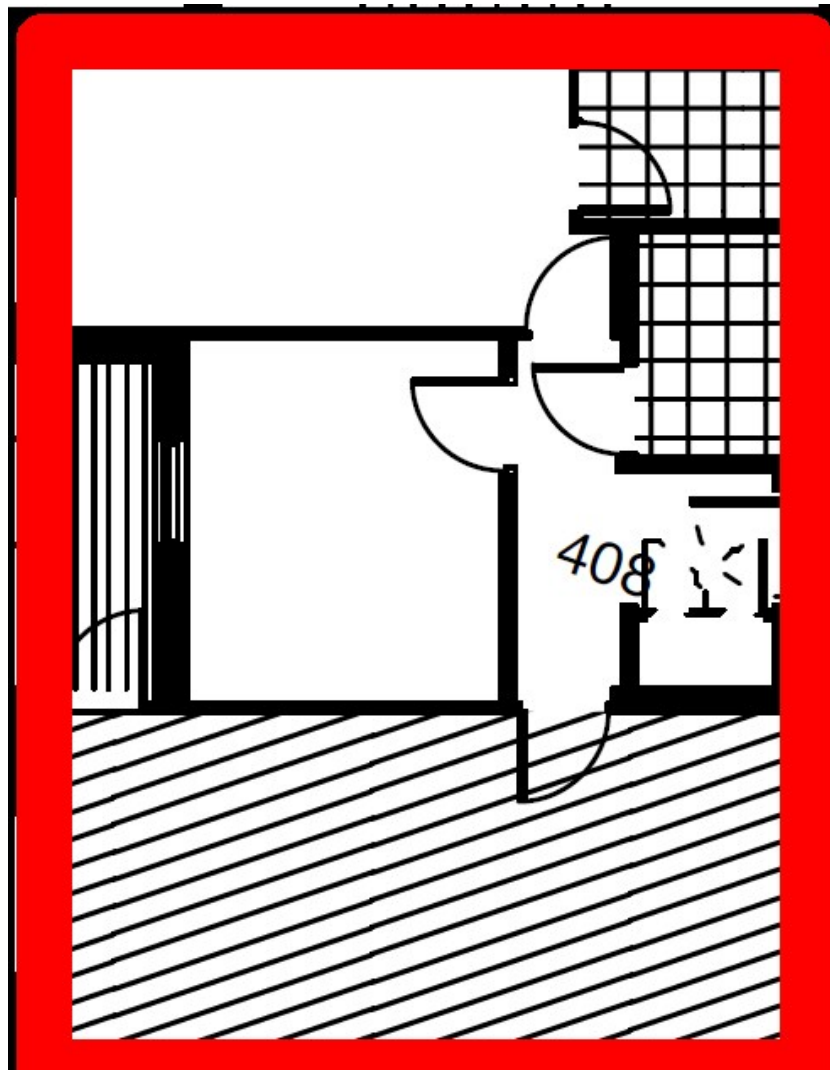
This property is currently rented at £1,100.00 per month until 21st August 2024, making it an attractive option for investors. The leasehold has an impressive 232 years remaining, and the apartment holds an EPC rating of B, ensuring energy efficiency. The annual service charge for 2024 is £2,029.12, with a ground rent of £350.00 per annum, subject to a five-year RPI review on 31st December 2024.

Residents of X1 The Plaza enjoy access to an on-site gym and overnight security, adding to the convenience and peace of mind. The apartment is fully furnished and features a well-equipped kitchen, complete with a dishwasher, and a stylishly fitted bathroom.





Modern 1B1B Apartment | Advent House | Manchester
MAIN148920



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:
Council Tax Band: B

CONTACT

5th floor, Empress Business Center
380 Chester Road
Manchester
M16 9EA

E: info@aihomes.uk

T: 0127 332 8069

AiHOMES.