



**2 Bed
Flat
located in**

AiHOMES.

Modern 2B2B Apartment
| Kinetic | Old Trafford
M16|146365 Kineti



£205,000

Welcome to this modern two-bedroom, two-bathroom apartment located in the vibrant area of Old Trafford, M16. Offering approximately 602 sq ft of well-proportioned accommodation, this property presents an excellent opportunity for investors and longer-term buyers seeking a ready-made rental asset in a strong Manchester location.

The property is currently let to a tenant until 20 September 2026, achieving a rental income of £1,400 per calendar month (£16,800 per annum). The Assured Shorthold Tenancy (AST) confirms the tenancy term and rent, with 12 months' rent paid upfront, providing immediate and secure income from completion.

The apartment features a spacious open-plan living and kitchen area with modern fittings and ample storage, creating a practical and functional layout suited to modern rental demand.

Both bedrooms are well-proportioned, each benefiting from access to stylishly finished bathrooms, offering comfort and convenience for occupants.

Further benefits include a designated parking space (No.38, as advised by the seller, subject to legal verification).

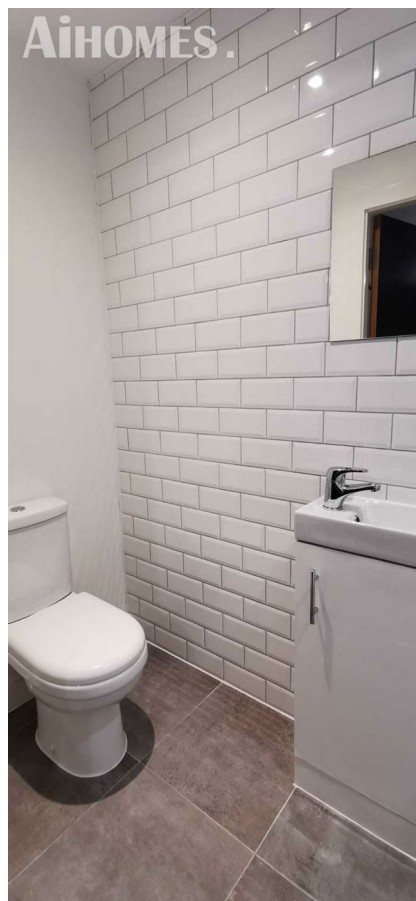
The property is situated within the well-maintained Kinetic development, offering a secure residential environment. It benefits from a long lease with approximately 244 years remaining (subject

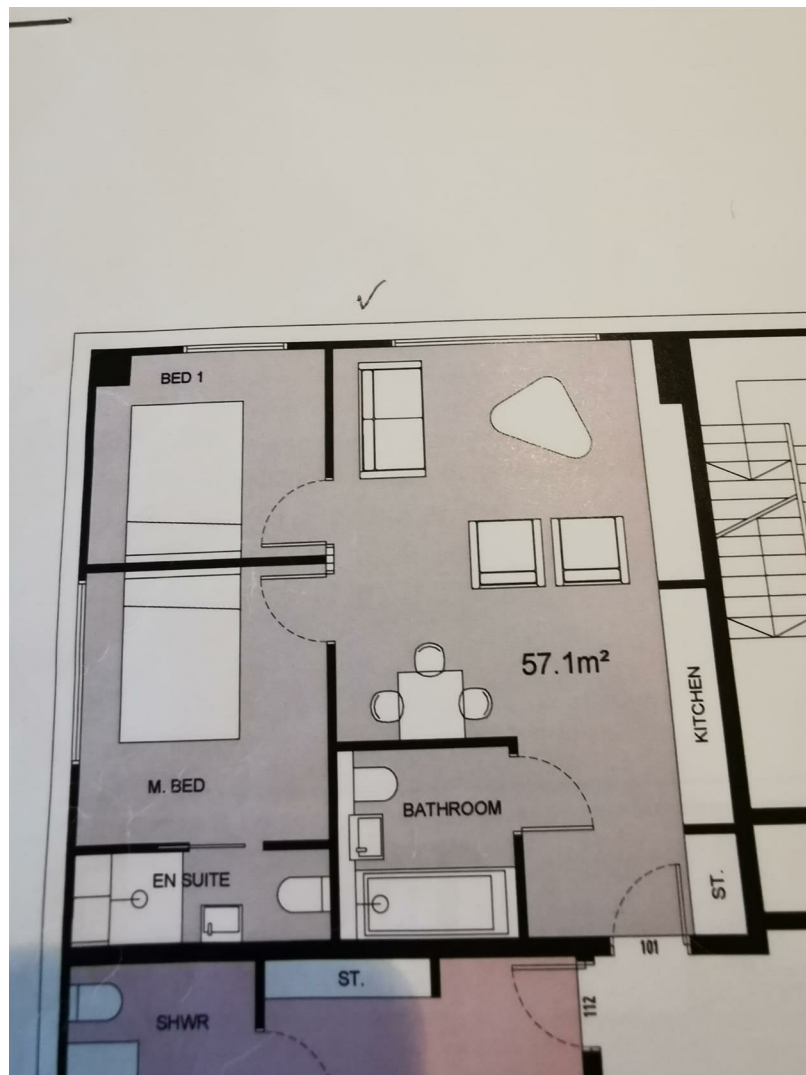






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

EPC Rating: C
Council Tax Band: C

CONTACT

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AiHOMES.