



## 71 ALEXANDRA ROAD MANCHESTER, M16 7HA

£149,950  
LEASEHOLD

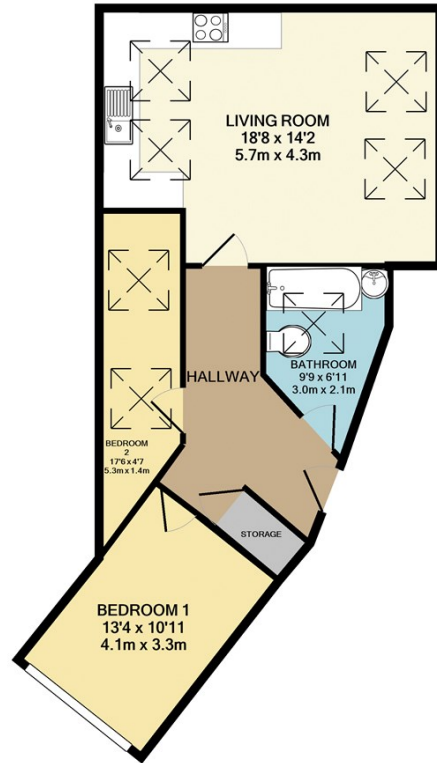
Welcome to this modern apartment located in the desirable Alexandra Mews, Hulme. This charming property features two well-proportioned bedrooms, making it an ideal choice for both investors and owner-occupiers alike. The apartment boasts a spacious reception room, perfect for relaxing or entertaining guests.

With one bathroom, the layout is both practical and comfortable, catering to the needs of modern living. The property also benefits from parking for one vehicle, a valuable asset in this bustling area.

Investors will be pleased to note the strong rental yield potential, making this a sound addition to any property portfolio. The combination of its contemporary design and convenient location ensures that this apartment is not only a lovely home but also a wise investment opportunity.

Whether you are looking to settle down or expand your investment horizons, this apartment in Alexandra Mews is certainly worth considering. Don't miss the chance to make this delightful property your own.

**buckleyfrayne**



TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021



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>		78	80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Manchester Office Lettings  
6-14 Great Ancoats Street  
Northern Quarter  
Manchester  
M4 5AZ

0161 236 0004  
mark.buckley@buckleyfrayne.co.uk  
www.buckleyfrayne.co.uk

**buckleyfrayne**