



## Flat 314

Stillwater Drive | Manchester | M11 4TE

**Asking Price £165,000**

The  
**GOOD  
ESTATE**  
AGENCY

# Flat 314

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2 BED APARTMENT WITH BALCONY & PARKING. Nestled in the vibrant area of Sportcity, Manchester, this delightful two-bedroom apartment on the third floor offers a perfect blend of comfort and convenience. Spanning an impressive 592 square feet, the property boasts a spacious living area that is ideal for both relaxation and entertaining.

The apartment features two well-proportioned bedrooms, providing ample space for rest and privacy. The house bathroom is thoughtfully designed, equipped with both a bath and a separate shower, catering to all your bathing preferences.

For added security and ease of access, the property includes an intercom system, ensuring peace of mind for residents. An allocated parking space is also available, making it convenient for those with vehicles.

Having most recently been let for £1,000 per calendar month, this apartment achieves a notable rental yield of 7.3%, making it an attractive option for investors or first-time buyers alike.

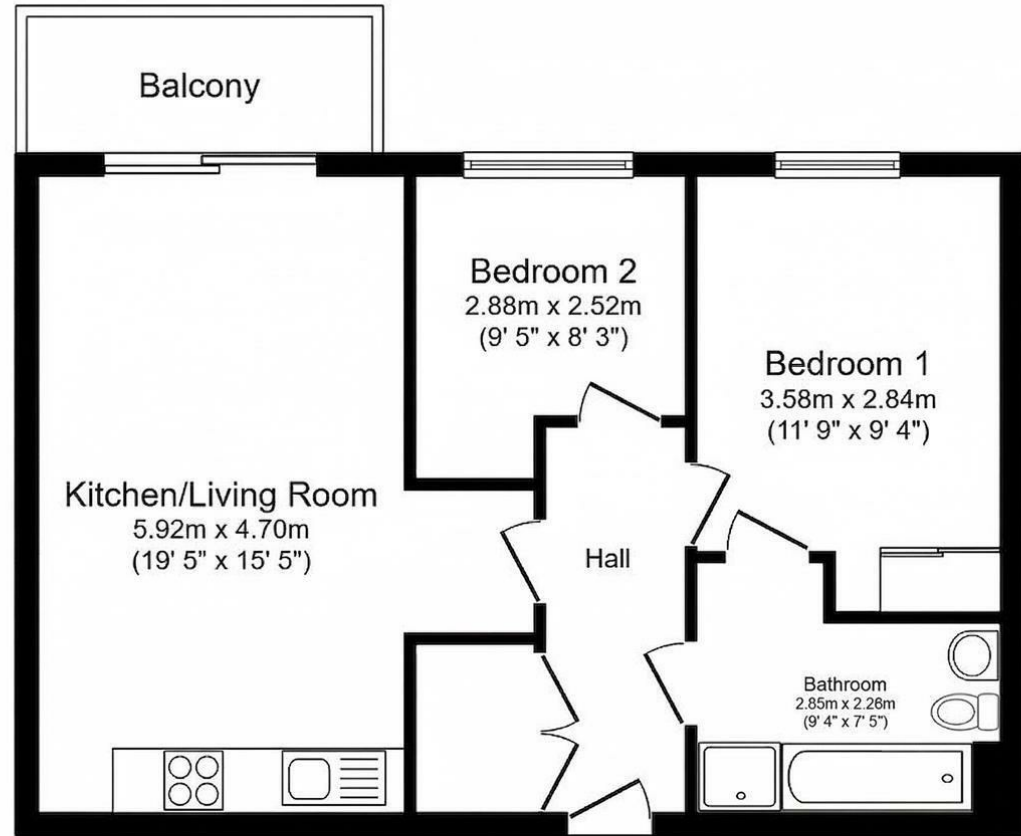
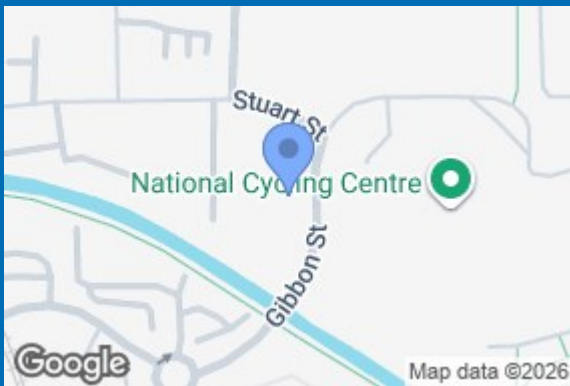
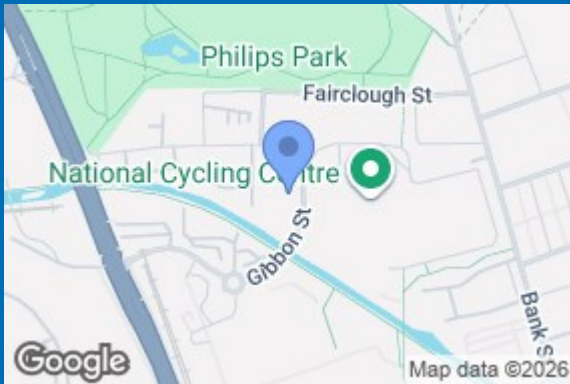
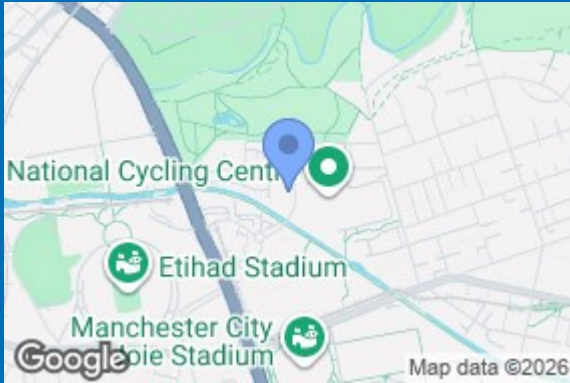
The location is particularly advantageous, with easy access to the city centre and the inner ring road, allowing for seamless travel and connectivity. Whether you are looking to enjoy the local amenities or explore the vibrant culture of Manchester, this apartment is perfectly situated to meet your needs.

In summary, this two-bedroom apartment on Stillwater Drive presents an excellent opportunity for comfortable living in a prime location. Do not miss the chance to make this charming property your new home or investment.

- TWO BEDROOM APARTMENT
- BALCONY
- HOUSE BATHROOM WITH BATH & SEPARATE SHOWER
- ENTRANCE HALL WITH UTILITY CUPBOARD
- RECENTLY LET FOR £1,000PCM, ACHIEVING A RENTAL YIELD OF 7.3%
- SPACIOUS LIVING & DINING ROOM
- THIRD FLOOR
- FITTED KITCHEN
- INTERCOM
- SPORTCITY LOCATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			84
(11-11) B			
(10-10) C		73	
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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