

**1 Bed  
Apartment  
located in**

**AiHOMES.**

# Modern 1B1B Apartment | Elizabeth Tower | Manchester M15|1390285ET



£300,000

Welcome to this modern one-bedroom, one-bathroom apartment located in the prestigious Elizabeth Tower, situated in the vibrant heart of Manchester. Spanning an impressive 614 square feet, this leasehold property offers a contemporary living experience with approximately 996 years remaining on the lease.

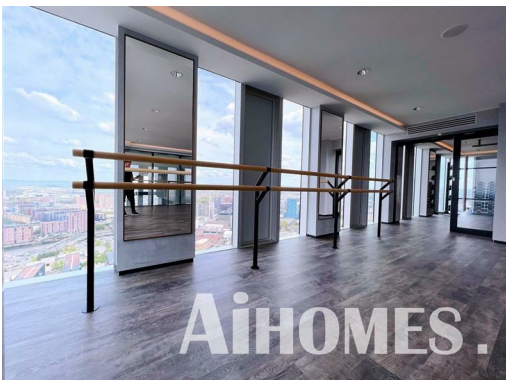
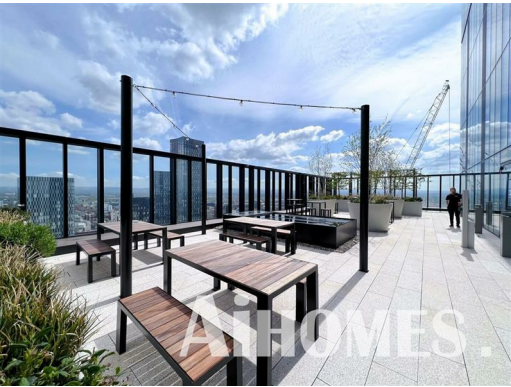
The apartment is currently tenanted, providing a steady rental income of £1,700 per calendar month, with tenants committed until 1st September 2026. This makes it an excellent opportunity for investors seeking a reliable addition to their portfolio. The property is well-maintained, with an Energy Performance Certificate (EPC) rating of B, ensuring energy efficiency and lower utility costs.

Residents will benefit from a reasonable ground rent of £693.97 per annum and a service charge of £2,197.56 per annum, which covers the upkeep of the communal areas and facilities. The council tax band is C, making it a manageable expense for potential buyers or renters.

Elizabeth Tower is ideally located, offering easy access to Manchester's bustling city centre, renowned for its shops, restaurants, and cultural attractions. This apartment is perfect for young professionals or couples looking for a stylish and convenient living space in one of the UK's most dynamic cities.

Do not miss the chance to own or invest in this exceptional property in Manchester.





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**M1511390285ET**



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

**EPC Rating:**  
**Council Tax Band: C**

**CONTACT**

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