



347 City Road | Manchester | M15 4FW

**Asking Price £250,000**

The  
**GOOD  
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AGENCY

## 347 City Road | Manchester | M15 4FW Asking Price £250,000

TWO BEDROOM, TWO BATHROOM APARTMENT WITH JULIET BALCONY & PARKING. Welcome to Belltower House, a stunning new build apartment located on City Road in the vibrant city of Manchester. This contemporary residence, completed in 2024, offers a generous living space of 786 square feet, making it an ideal choice for both first-time buyers and investors alike.

The apartment features two well-proportioned double bedrooms, including a spacious master suite that boasts a large dressing room area and a stylish tiled en suite shower room. The second bedroom is equally inviting, providing ample space for guests or a home office. The heart of the home is the expansive open plan living and dining area, which is bathed in natural light and opens onto a charming Juliet balcony, perfect for enjoying a breath of fresh air.

The fitted kitchen is modern and functional, seamlessly integrating with the living space, making it perfect for entertaining. Additionally, the property includes a contemporary house bathroom, complete with a shower over the bath, ensuring convenience for all residents.

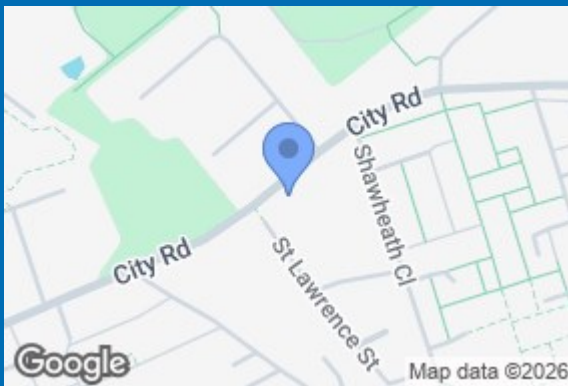
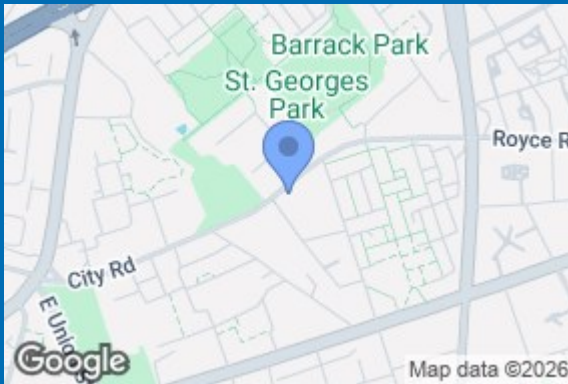
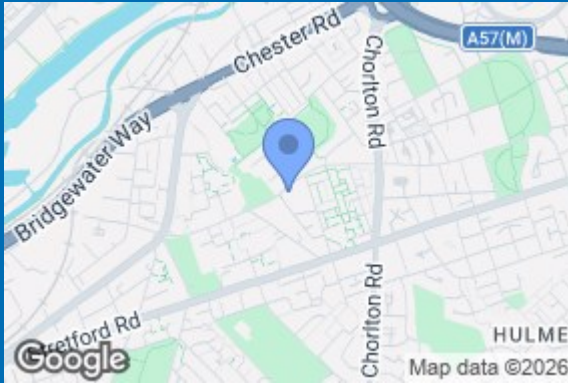
Situated on the first floor, this apartment also benefits from an allocated parking space, a rare find in such a central location. Belltower House is ideally positioned close to Manchester's city centre, renowned universities, and the inner ring road, providing easy access to all the amenities and attractions the city has to offer.

Currently let for £1,100 per calendar month, this property achieves a rental yield of 5.3%, making it an attractive investment opportunity. Whether you are looking to make this your new home or seeking a profitable rental property, Belltower House is a remarkable choice that combines modern living with a prime location.

- TWO BEDROOM APARTMENT
- MODERN FITTED KITCHEN
- MASTER BEDROOM WITH LARGE DRESSING ROOM AREA
- 786 SQ FT
- ALLOCATED PARKING SPACE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- JULIET BALCONY
- HOUSE BATHROOM & EN SUITE
- FIRST FLOOR
- EXCELLENT LOCATION CLOSE TO CITY CENTRE & UNIVERSITIES







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (12 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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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