

# 22 Brook House

Ellesmere Street | Manchester | M15 4QS

## Asking Price £189,500

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TWO BEDROOM, TWO BATHROOM APARTMENT. Welcome to Brook House, a splendid two-bedroom apartment located in the desirable area of Castlefield. This modern residence boasts an impressive 678 square feet of well-designed living space, perfect for both investors and owner-occupiers.

As you enter the apartment, you are greeted by an open-plan living area that seamlessly combines comfort and style. The space is ideal for entertaining guests or enjoying a quiet evening at home. The fully tiled bathrooms add a touch of luxury, ensuring that both functionality and aesthetics are catered for.

Brook House offers the convenience of a concierge service, providing an extra layer of security and assistance. Residents can also enjoy the beautifully maintained communal gardens, a perfect retreat for relaxation amidst the hustle and bustle of city life.

Situated on Ellesmere Street, this apartment is just a short stroll from Manchester city centre, making it an excellent choice for those who appreciate urban living. The property is conveniently located for easy access to the inner ring road, enhancing connectivity to the wider region.

With vacant possession and a recent rental history of £1,025 per calendar month, this apartment presents a fantastic opportunity for those looking to invest in a thriving area. Whether you are seeking a new home or a lucrative investment, Brook House in Castlefield is a property not to be missed.

- TWO DOUBLE BEDROOMS
- TILED BATHROOM
- EN SUITE SHOWER ROOM
- SPACIOUS OPEN PLAN LIVING & DINING
- MODERN FITTED KITCHEN
- 3RD FLOOR
- CONCIERGE
- COMMUNAL GARDENS
- CASTLEFIELD LOCATION
- ON STREET PARKING







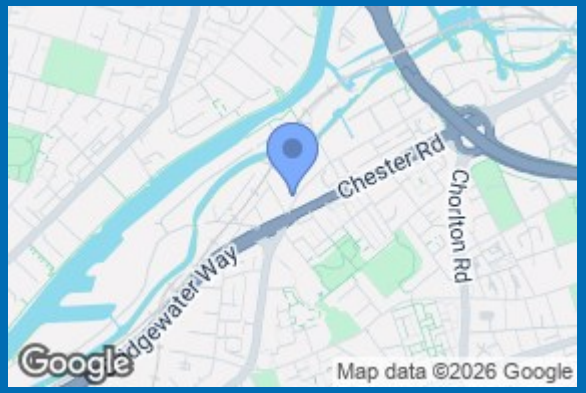


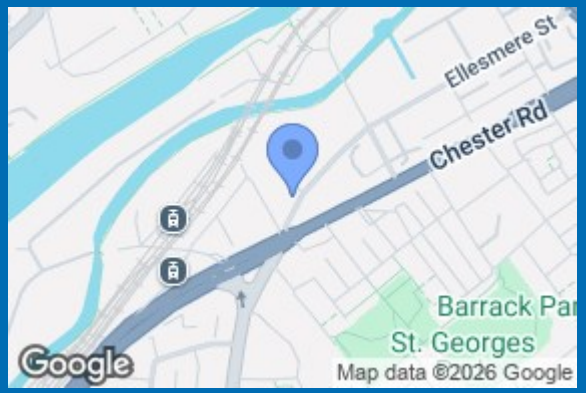


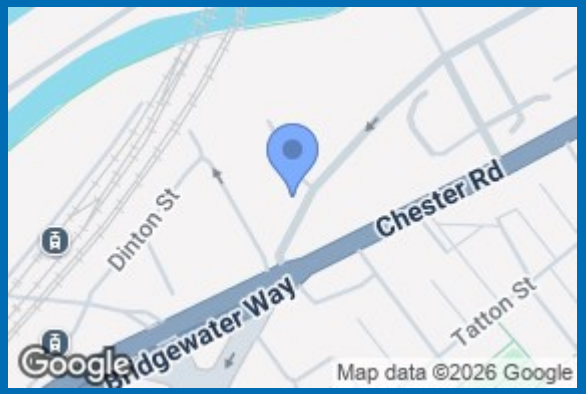




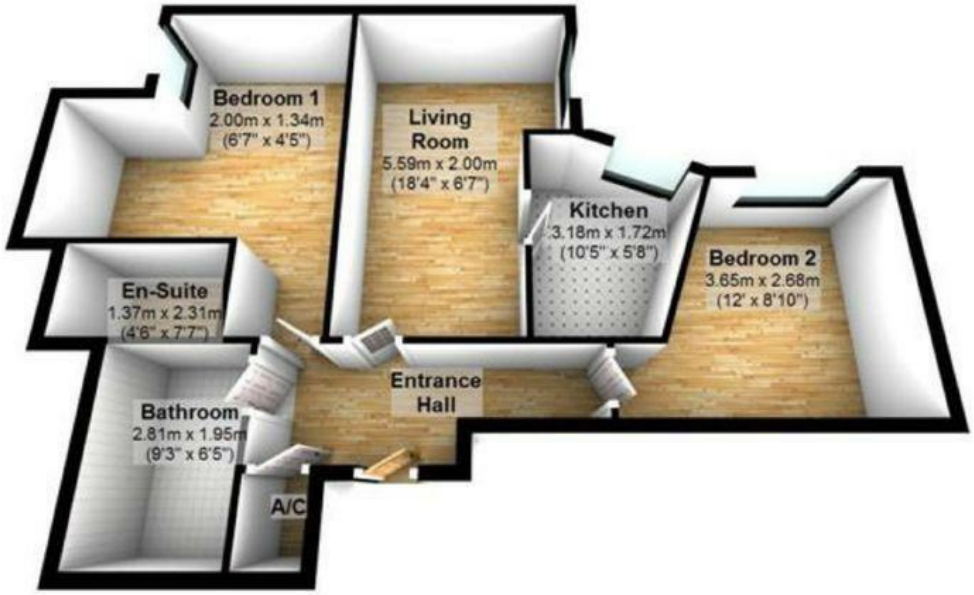


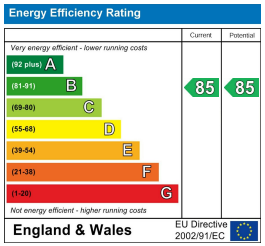



## Third Floor




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