



## 6 The Waterfront, Manchester, M11 4AY

### Asking price £175,500

\*\*\*Excellent Investment Opportunity\*\*\*

CityRise are delighted to present a beautifully appointed two-bedroom, two-bathroom apartment in the highly sought-after development in Manchester.

The property features a bright and spacious open-plan kitchen and living area, two generously sized bedrooms, and two contemporary bathrooms. Its desirable location ensures strong rental demand from young professionals and tenants seeking excellent transport connections, waterside living, and quick access to Manchester's vibrant city centre.

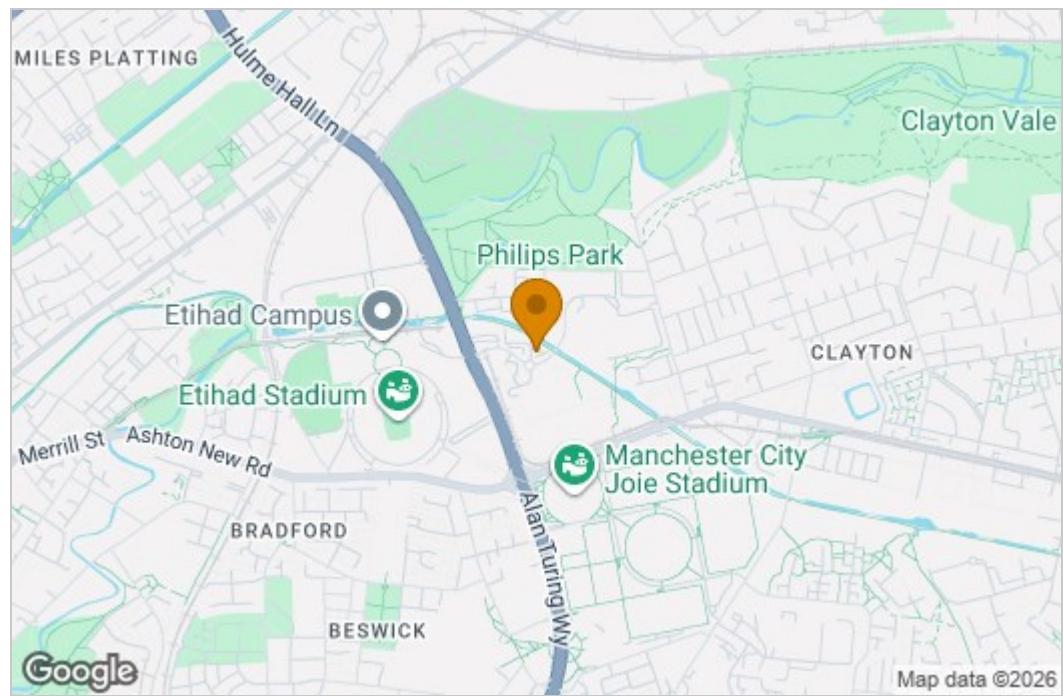
The surrounding area continues to benefit from significant regeneration, with ongoing investment across East Manchester, including enhanced public spaces, improved transport links, and the continued growth of nearby cultural and commercial hubs. As a result, the neighbourhood is becoming one of the city's most attractive locations for both residents and investors alike.

Please do not hesitate to contact us for more information about this property or other high-performing buy-to-let opportunities.

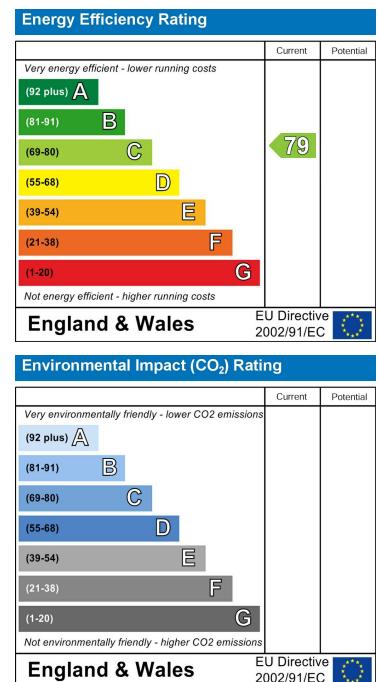


## Floor Plan

## Area Map



## Energy Efficiency Graph



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