

Talbot Road | Manchester | M16 0PP

Asking Price £160,000

The GOOD ESTATE AGENCY

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ONE BEDROOM APARTMENT WITH PARKING. Welcome to Alexander House, a delightful one-bedroom apartment situated on the sixth floor in the vibrant area of Old Trafford. Spanning an impressive 474 square feet, this spacious living space is perfect for individuals or couples seeking a comfortable home in a prime location.

As you enter the apartment, you are greeted by an inviting entrance hall that features a convenient storage area. The large double bedroom offers ample space and natural light, creating a serene retreat. The well-appointed bathroom includes a modern shower, ensuring your daily routines are both efficient and enjoyable.

This property also boasts the added benefit of an allocated parking space, a rare find in such a bustling area. Currently let for £1,000 per calendar month, this apartment presents an excellent investment opportunity with a gross yield of 7.5% for those looking to expand their property portfolio.

Located directly opposite the iconic Old Trafford Cricket Ground, residents will enjoy easy access to a variety of local amenities. The White City Retail Park and Tesco Extra are just a short stroll away, providing everything you need for daily living. Additionally, the Trafford Bar Metrolink Station is only a two-minute walk from your doorstep, offering quick and convenient transport links to Manchester city centre, which is a mere three miles away.

In summary, this one-bedroom apartment at Alexander House is not only a comfortable living space but also a strategic investment in a sought-after location. With its spacious layout, modern amenities, and proximity to key attractions, it is an opportunity not to be missed. EWS1 Form in place.

- ONE BEDROOM APARTMENT
- 6TH FLOOR
- FITTED KITCHEN
- MODERN BATHROOM
- CURRENTLY LET FOR £1,000PCM, ACHIEVING A RENTAL YIELD OF 7.5%
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 484 SQ FT
- ALLOCATED PARKING INCLUDED
- CONVENIENT FOR MANCHESTER CITY CENTRE
- OPPOSITE OLD TRAFFORD CRICKET GROUND







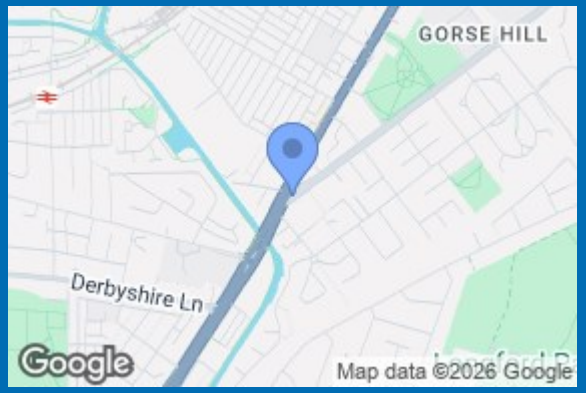


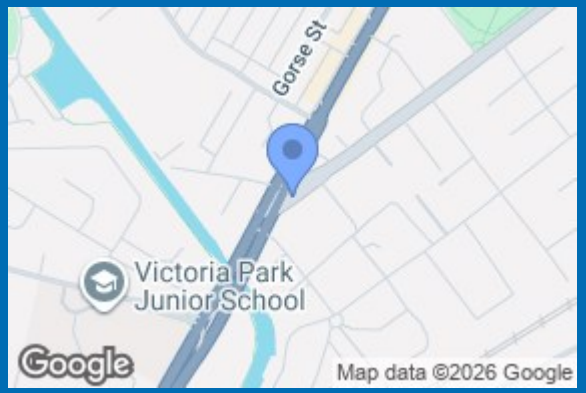


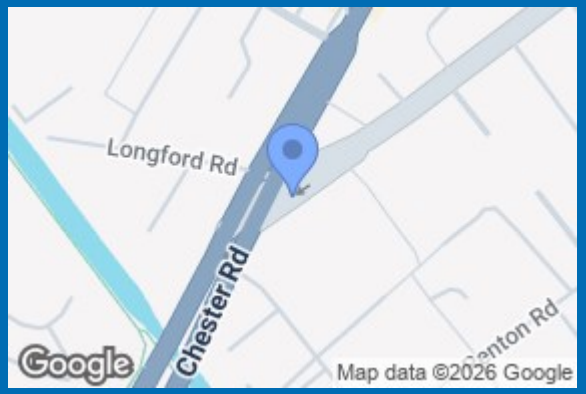


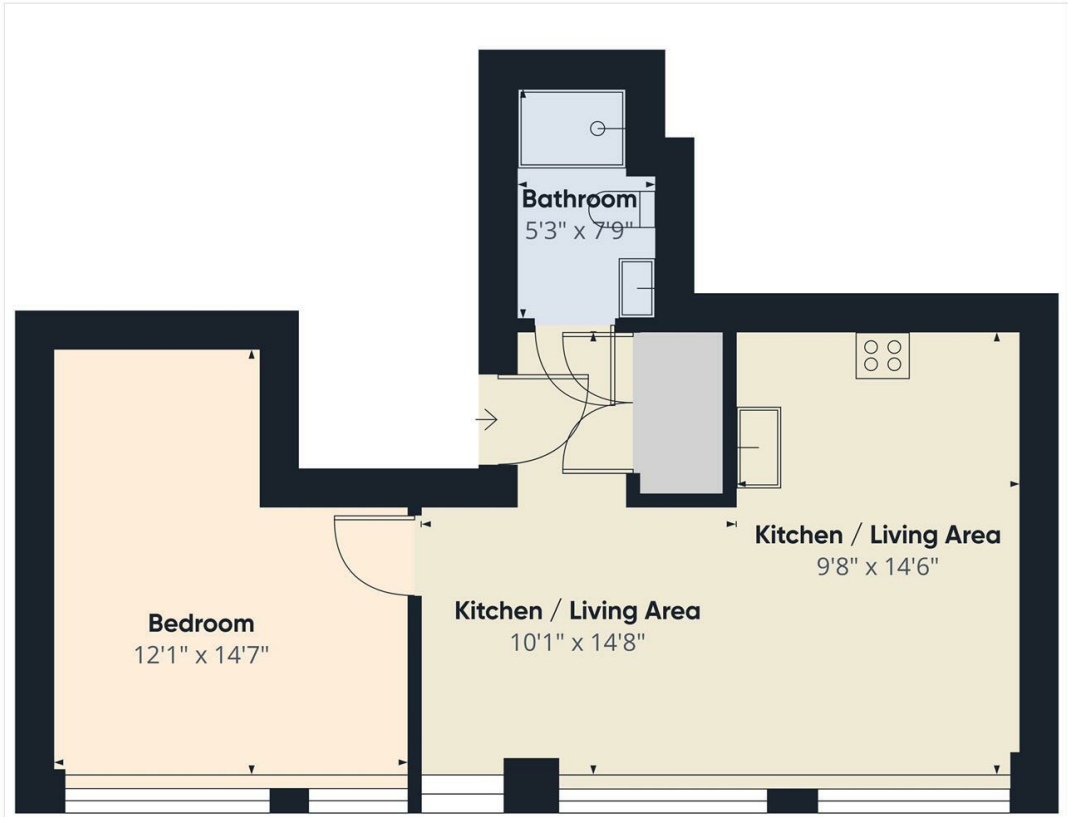












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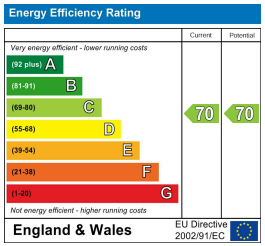
Approximate total area(1)
474.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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