



144 PRINCESS STREET

GREATER MANCHESTER, M1 7EP

£189,995
LEASEHOLD

A well-located two-bedroom fourth-floor apartment on Princess Street, ideally suited for investors due to its close proximity to university buildings and strong tenant demand. The property features a spacious living/dining area with balcony and city views, separate modern kitchen, two double bedrooms, and a contemporary shower room, along with ample storage and secure underground parking by lift. Investment highlights include estimated rental income of £1,300–£1,500 PCM, a potential 6–7% gross yield, and an EWS1 form (subject to confirmation), supporting mortgageability. Offered with no onward chain, the property presents a straightforward, income-generating opportunity in a prime city centre location.

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TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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