



# Vie Building, Water Street, Manchester

£185,000 Leasehold

Two bed apartment in a prime location

## Description

GREAT INVESTMENT OPPORTUNITY FOR THIS TWO-BED, TWO-BATH APARTMENT WITH PRIVATE BALCONY AND ALLOCATED PARKING. This unit benefits from active tenants in place with an achievable rental yield of 7.30%. The property is located in the Vie Building with easy access to the city centre.

The property benefits from an open-plan living room, kitchen and dining area. Two double bedrooms, one with an en-suite and fitted wardrobes and a family bathroom. The property also has a private balcony and an allocated underground parking space.

This property is situated on the edge of the city centre with many amenities close by such as Regent Park which has such stores as Sainsbury's, Boots and also JD Gyms. There are also many fast food restaurants nearby but you can walk into the city centre within 15 minutes for nightlife and retail therapy.

Council Tax Band: D

Tenure: Leasehold (106 years)

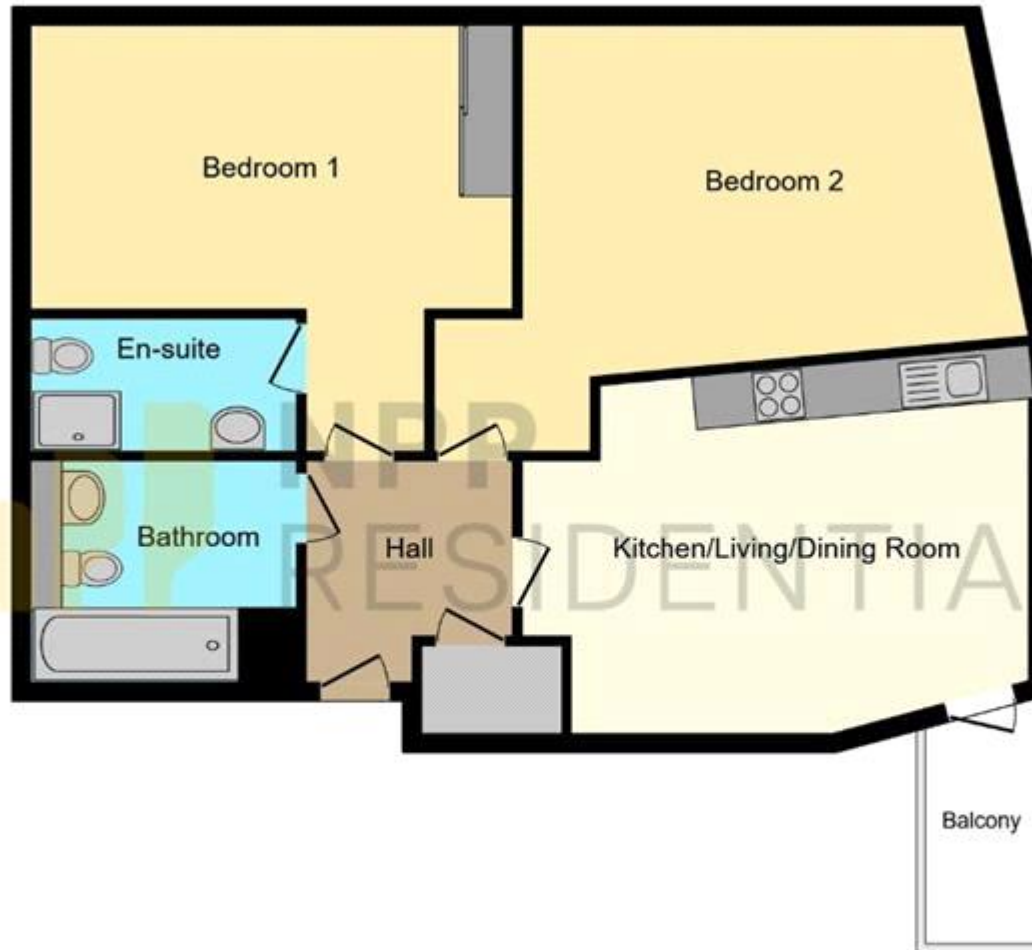
Ground Rent: £275 per year

Service Charge: £1,488.56 per year

## Tenure

Leasehold

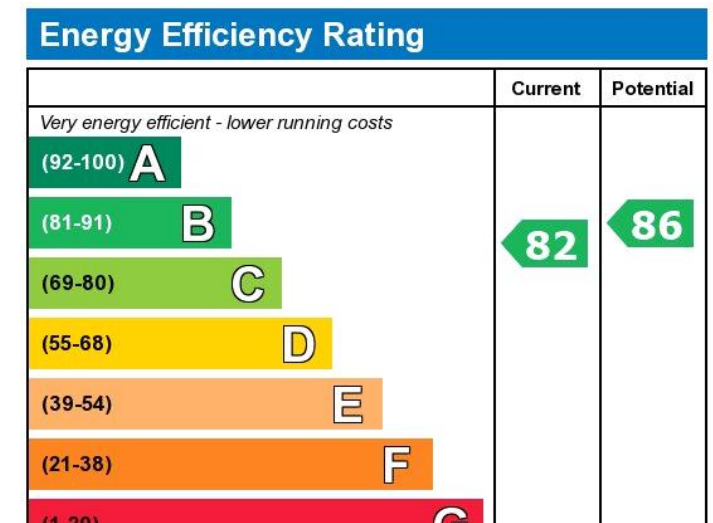




## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





Viewing by appointment only  
 NPP Residential - Head Office  
 22 Lloyd Street, Manchester M2 5WA  
 Tel: 0161 639 0050 Email: [info@nppresidential.co.uk](mailto:info@nppresidential.co.uk) Website: <https://nppresidential.co.uk/>