



# 3 Arundel Street, Manchester

Offers Over £120,000 Leasehold

Great Investment Opportunity

## Description

NPP Residential are delighted to introduce to the market, this beautifully presented one bedroom apartment, located in the Roof Gardens development of Castlefield. Currently with active tenants so ideal for an investor.

As part of the Roof Gardens development, the property benefits from a high quality finish throughout and has access to the fabulous roof terrace which has views across the city.

Internally the apartment briefly comprises; entrance hallway with utility cupboard, a three piece shower room, an open plan living area with floor to ceiling windows and a fully fitted modern kitchen with integrated oven, hob and fridge/ freezer. There is also one double bedroom also with floor to ceiling windows.

The Roof Gardens is a boutique development which is ideally located to a wide range of amenities, including a variety of bars, restaurants and just a short walk into the city centre, plus just a short commute to the motorway network.

\*Please note pictures are for marketing purposes only

Tenure: Leasehold (244 years)

Ground Rent: £400 per year

Service Charge: £2,163.74 per year



**Tenure**

Leasehold



## Floor Plan

Floor area 37.4 sq.m. (403 sq.ft.) approx

Total floor area 37.4 sq.m. (403 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



### Energy Efficiency Rating

|  | Current   | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92-100) <b>A</b>                                  |           |           |
| (81-91) <b>B</b>                                   | <b>81</b> | <b>81</b> |
| (69-80) <b>C</b>                                   |           |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |

Viewing by appointment only  
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