



# Navigation House

£240,000 Leasehold

Two bed city centre apartment

## Description

A TWO DOUBLE BED CITY CENTRE APARTMENT LOCATED IN THE PICCADILLY AREA. This 3rd floor property benefits from an open plan living, kitchen, and dining area with a Juliet balcony. Two double bedrooms one with en-suite and a family bathroom as well as storage cupboards.

This property is ideal for an investor with active tenants in place and can achieve from £1,200 - £1,300 a month. It would also be perfect for a home buyer looking for city life with everything being on your doorstep.

Navigation House is a purpose-built development on Ducie Street only a few minutes walk from Piccadilly Station. The residential apartments are split over 5 floors and the ground floor is occupied by a convenience store. You have all amenities local to the property, such as shops, restaurants, and nightlife. There are also great transport links in and around the city as well as being walking distance to Manchester's main train station, Piccadilly.

\*\*\*AGENTS NOTE\*\*\* Pictures taken before the current tenant moved into the property.



Council Tax Band: D

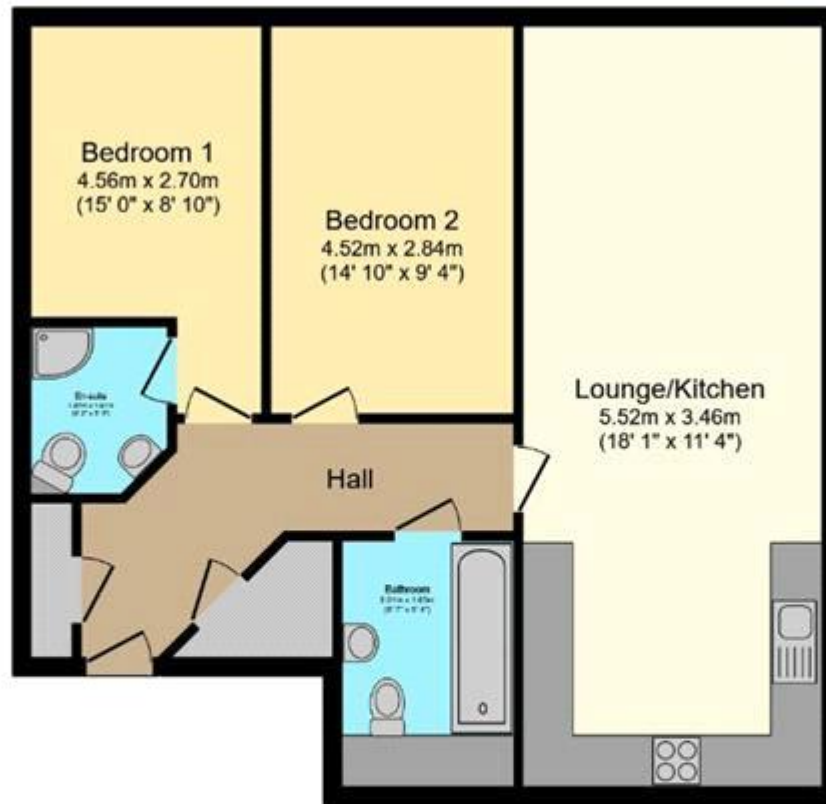
Tenure: Leasehold (127 years)

Ground Rent: £150 per year

Service Charge: £1,900 per year

## **Tenure**

Leasehold



## Floor Plan

Floor area 76.6 sq.m. (825 sq.ft.) approx

Total floor area 76.6 sq.m. (825 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



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