



# Little Lever Street, Northern Quarter

£112,500 Leasehold

Prime location studio apartment.

## Description

**\*CASH INVESTORS ONLY\*** (10.7% RENTAL YIELD) Nestled in the vibrant and eclectic Northern Quarter, this well-presented studio apartment offers a perfect blend of modern living and urban charm.

This studio apartment has a bright and airy open-plan living area, seamlessly combining lounge, dining, and sleeping space. The modern, fully-fitted kitchen with high-quality Bosch appliances including an integrated oven, hob, and fridge. A contemporary bathroom suite featuring a walk-in shower, stylish fixtures, and ample storage. The property comes with high ceilings and large windows flood the studio with natural light, accentuating the sleek, minimalist décor.

The properties prime location in the Northern Quarter which is renowned for it's independent shops, cafes, bars, and restaurants.

There are excellent transport links with nearby tram and bus services, and Manchester Piccadilly Station is just within walking distance. With high rental demand and steady property value growth in the Northern Quarter, this apartment represents an excellent investment opportunity for those looking to expand their property portfolio.

Don't miss out on the chance to make this stunning studio your next investment. Contact us today for any questions or if you would like



to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold (242 years)

Ground Rent: £327.68 per year

Service Charge: £3,556.88 per year

Bills included in service charge (electricity, water & braodband)

## **Tenure**

Leasehold



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>69</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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