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# Apartment , Westpoint Chester Road, Old Trafford, Manchester

1 bed apartment

£115,000 Leasehold

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## Description

(10.9% RENTAL YIELD!) The apartment boasts a well-designed open-plan living space, featuring a bright and airy lounge area, a modern kitchen equipped with high-quality appliances, and a cosy bedroom with ample storage.

Stay fit and healthy with exclusive access to a fully-equipped on-site gym, perfect for a convenient workout without leaving the building. Ideal for remote working professionals, the dedicated co-working space provides a productive environment with high-speed internet and comfortable seating. Enjoy the luxury of a concierge services, ensuring your every need is met and providing added security and peace of mind.

With a reliable tenant already in place, this property guarantees immediate rental income, making it a fantastic investment opportunity for both new and seasoned investors.

Home to Manchester United's iconic stadium and Old Trafford Cricket Ground, attracting millions of visitors annually. Well-connected by tram, bus, and train services, with easy access to major motorways. Variety of shops, restaurants, and cafes, plus The Trafford Centre for extensive retail and entertainment. Near The Lowry, Imperial War Museum North, and MediaCityUK, fostering a vibrant cultural scene. Ongoing and planned developments promise continued growth, enhancing its appeal for residents and investors



alike.

Don't miss out on this exceptional chance to own a piece of prime real estate in one of Manchester's most desirable locations. Whether you're looking to expand your investment portfolio or secure a stylish home with excellent amenities, this 1-bed apartment at West Point is the perfect choice. Contact us today for more information and to arrange a viewing.

\*\*\*Agent note\*\*\*Photo's taken before current tenant moved in.

Council Tax Band: B

Tenure: Leasehold (250 years)

Ground Rent: £243 per year

Service Charge: £3,029.08 per year

## **Tenure**

Leasehold



### Floor Plan

Floor area 40.4 m<sup>2</sup> (435 sq.ft.)

**TOTAL: 40.4 m<sup>2</sup> (435 sq.ft.)**

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>76</b>	<b>76</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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