



# X1 Plaza, New Islington

£144,000 Leasehold

1 bedroom apartment for sale

## Description

**\*\*CASH BUYERS ONLY\*\***(9.6% RENTAL YIELD) Welcome to this spacious 1-bedroom apartment located on the 3rd floor of the modern and well-kept X1 Plaza development in the heart of New Islington, one of Manchester's most sought-after neighbourhoods.

The apartment boasts a spacious open-plan layout, with floor-to-ceiling windows that brighten the living area, creating a warm and inviting space that's perfect for relaxing or entertaining. A private balcony offers an ideal spot to enjoy your morning coffee or unwind with a book. The modern kitchen is fully fitted with sleek cabinetry and integrated appliances, complementing the contemporary design. A generously sized double bedroom and a contemporary bathroom complete the space.

Residents also benefit from access to an on-site gym, making it easy to maintain a healthy lifestyle without leaving the building.

Ideally situated just a short walk from Manchester Piccadilly Station, providing excellent transport connections across the city and beyond. You're also within easy reach of the Northern Quarter and Ancoats - two of the city's liveliest areas, known for their independent cafes, vibrant nightlife, award-winning restaurants, and creative energy.

The apartment is also close to the New Islington Marina, a tranquil



waterside spot perfect for weekend strolls, socialising, or simply enjoying some peace in the heart of the city. The area is rich in local amenities, with everything from artisan bakeries and yoga studios to supermarkets and casual dining just a short distance away.

Council Tax Band: B (Manchester City Council)

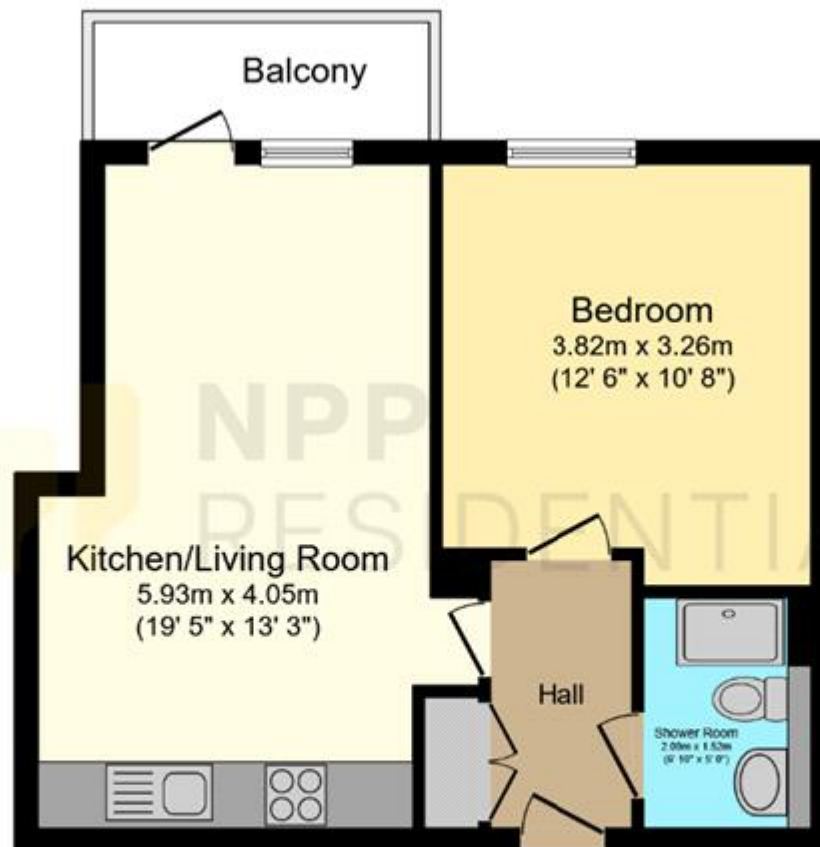
Tenure: Leasehold (227 years)

Ground Rent: £350 per year

Service Charge: £1,793.84 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>	<b>84</b>	<b>84</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>		

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