



Roof Gardens, Bentinck Street, Castlefield

£175,000 Leasehold

1 bedroom apartment for sale

Description

A stylish, high-yielding 1-bedroom apartment with secure, allocated parking, ideally located in the heart of Castlefield – one of Manchester's most sought-after and vibrant city-centre neighbourhoods, known for its blend of heritage charm and modern city living.

Positioned within the contemporary Roof Gardens development, this apartment not only offers a sleek, modern lifestyle but also access to an impressive communal rooftop terrace with breathtaking views across Manchester's skyline and the iconic St George's Church – an exceptional feature for tenants and owners alike.

Internally, the apartment is finished to a high standard throughout and comprises a bright and spacious open-plan living and dining area, a stylish fully fitted modern kitchen, a generous double bedroom, and a contemporary three-piece bathroom suite.

With a reliable tenant already in place and generating a strong 6.6% rental yield, this property presents a turnkey investment opportunity with immediate income from day one. There is strong ongoing demand for quality rental properties in this area, making it an attractive long-term asset for any portfolio.

Situated just a 5-minute walk from Deansgate, the location provides tenants with easy access to Manchester's top bars, restaurants,



cafes, and retail outlets – as well as excellent transport links via nearby Metrolink and train stations.

Whether you're a seasoned investor expanding your portfolio or seeking a hassle-free, income-generating asset in a high-demand rental area, this apartment delivers on location, lifestyle, and long-term investment potential.

Council Tax Band: B

Tenure: Leasehold (238 years)

Ground Rent: £200 per year

Service Charge: £2,034.26 per year

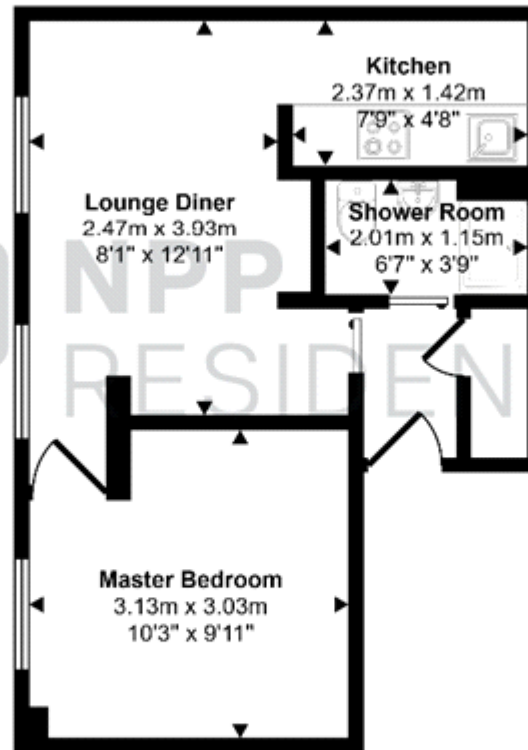
Parking options: Off Street, Residents

Garden details: Terrace

Tenure

Leasehold

Approx Gross Internal Area
32 sq m / 340 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
 NPP Residential - Head Office
 22 Lloyd Street, Manchester M2 5WA
 Tel: 0161 639 0050 Email: info@nppresidential.co.uk Website: <https://nppresidential.co.uk/>