



Rice Street, Castlefield

Offers Over £270,000 Leasehold

2 bedroom apartment for sale

Description

This well-presented 2-bedroom apartment is located in the popular 360° development in the Castlefield/Deansgate area of Manchester city centre. Tucked away in a quiet corner and overlooking one of the few green spaces in the neighbourhood, it offers a rare combination of tranquillity and city living.

The location is hard to beat, with Deansgate, Castlefield's bars and restaurants, cultural venues and excellent transport links all just a short walk away. It's perfectly placed for anyone looking to enjoy everything the city has to offer while still having a calm, private home to return to.

Inside, the apartment features high ceilings, large windows and timber flooring through the hallway, lounge and kitchen. The kitchen is fitted with quality units and stainless-steel appliances, and the bathroom includes Villeroy & Boch sanitaryware with Hansgrohe fittings, giving it a clean, modern finish.

Residents benefit from underfloor heating, a video entry system, concierge service and secure basement parking - an excellent advantage in this part of the city.

With its great location, stylish finish and secure parking, this apartment is a fantastic choice for both homebuyers and investors. It provides comfortable city living, while also offering attractive rental



returns of up to 5.8%!

All cladding works are now complete, with the updated EWS1 form pending. A Letter of Comfort is already available for added reassurance.

Council Tax Band: D

Tenure: Leasehold (126 years)

Ground Rent: £329.11 per year

Service Charge: £2,802.56 per year

Parking options: Off Street, Residents, Underground

Tenure

Leasehold

Approx Gross Internal Area
63 sq m / 673 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+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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