



**Watson Street
Manchester
M3 4EF**

Offers in Excess of £325,000

bettermove

Watson Street Manchester

Bettermove are proud to present this 2 bedroom flat in the heart of Manchester available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has secured allocated parking available. The council tax band is E.

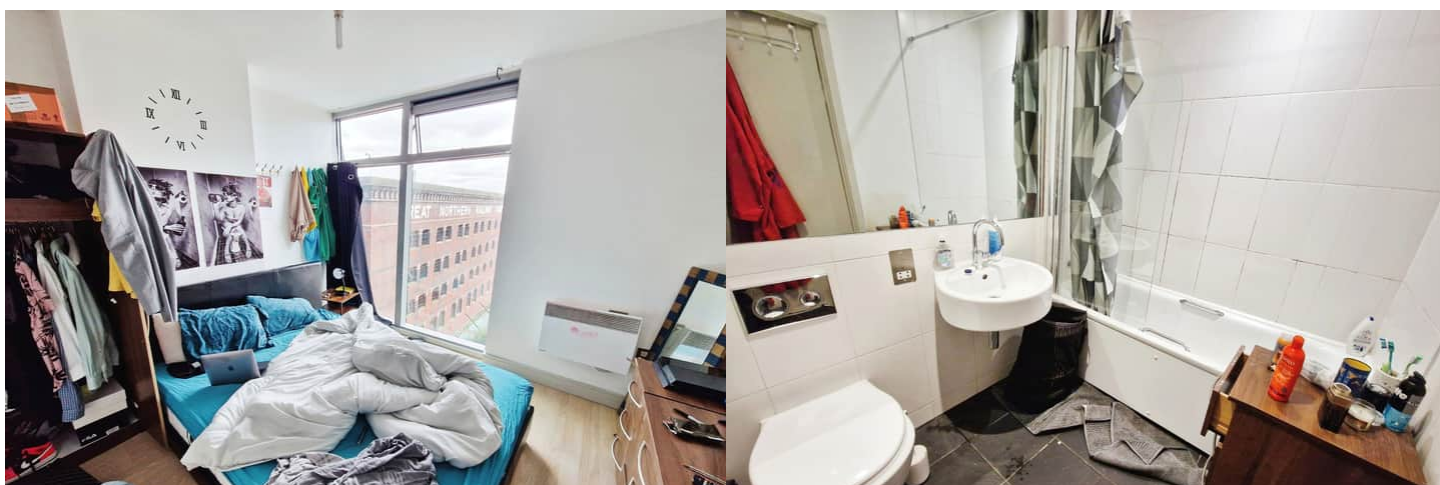
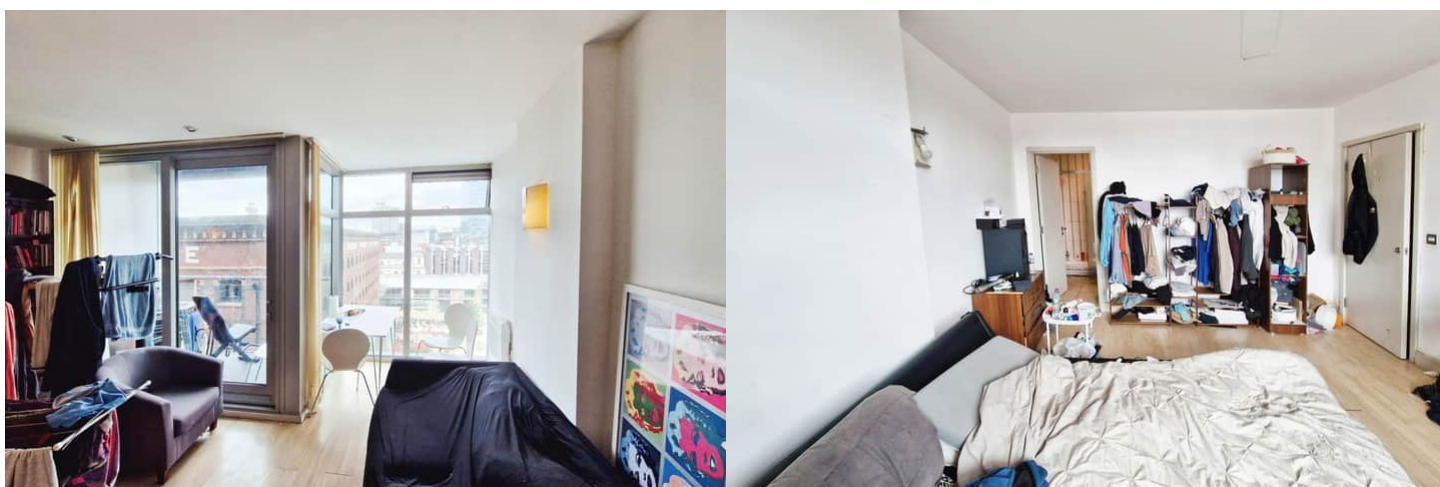
The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

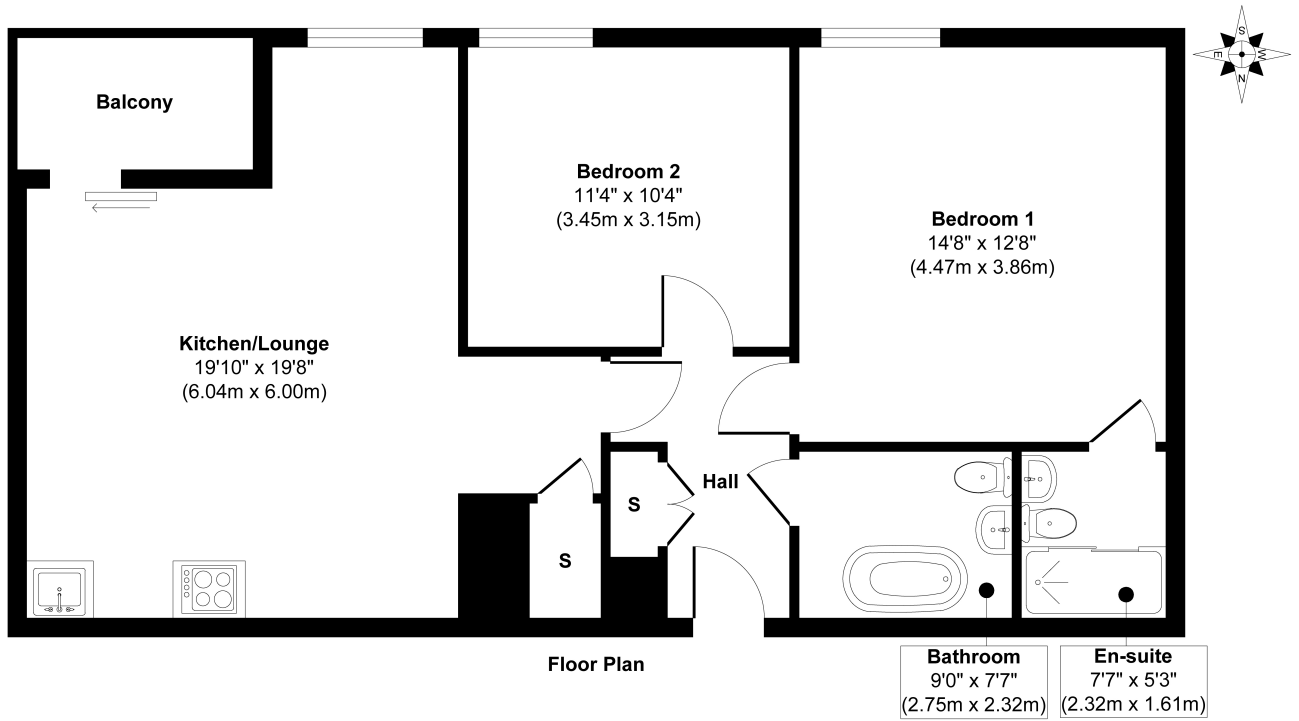
This is a leasehold property with 129 years remaining on the lease; the ground rent is £275.97 per annum and the service charge is £4,101.15 per annum.

The interior of this property comprises a spacious and open plan living room with the fitted kitchen and access to the private balcony, two double bedrooms with the master having an ensuite bathroom, the main bathroom and ample storage space throughout on the fifth floor of the building with lift access available.

Located in the heart of Manchester, the property is close to a range of amenities, including the great northern shopping centre, supermarkets, restaurants and pubs. Excellent transport connections can be found from Deansgate & Manchester Oxford Road Train Station, Deansgate Tram Stop and many local bus routes.

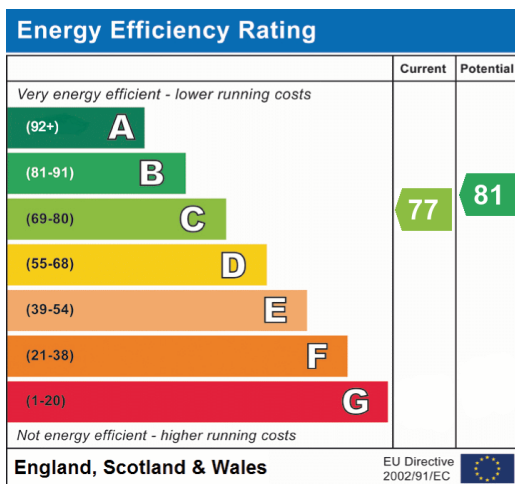
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Approx. Gross Internal Floor Area 732 sq. ft / 68.07 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





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