

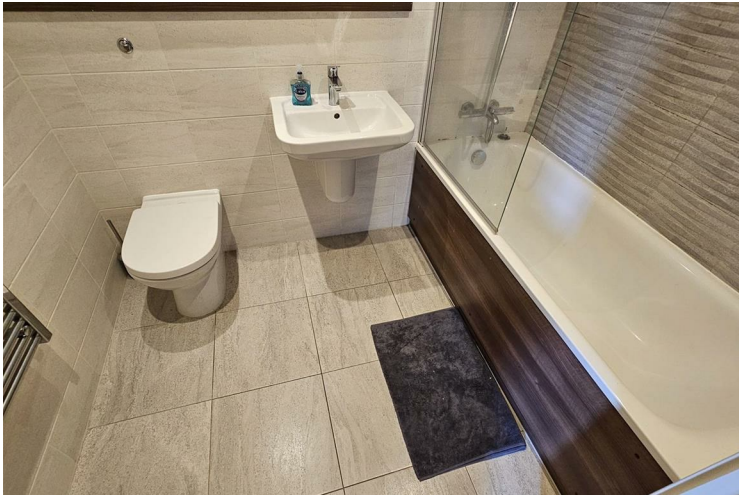
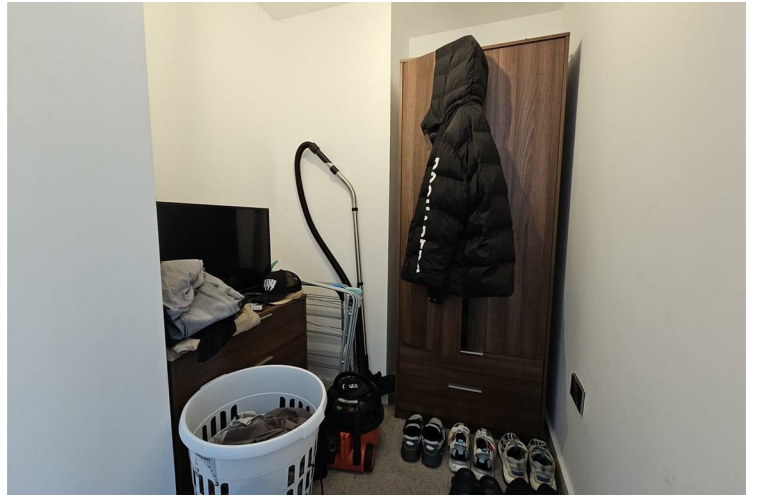


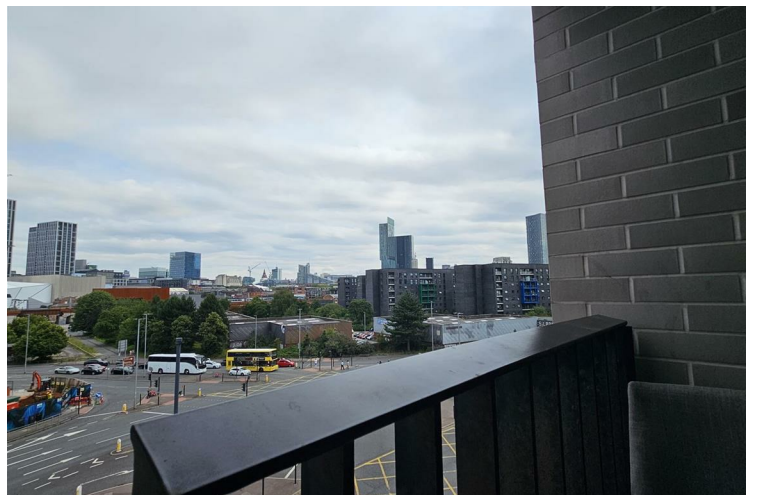
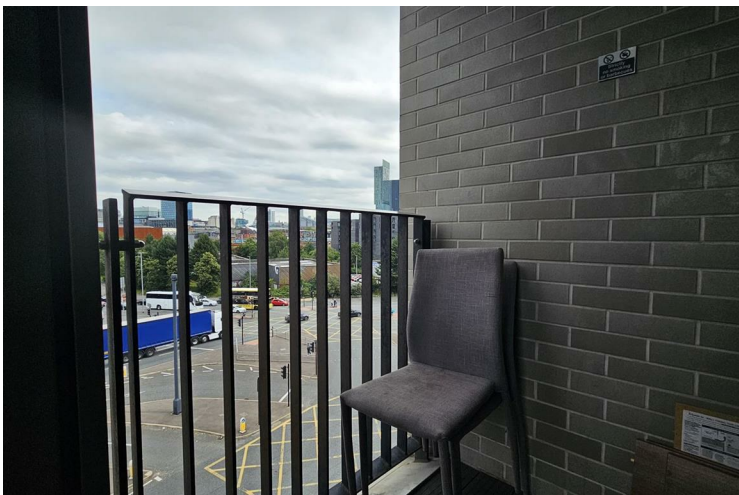
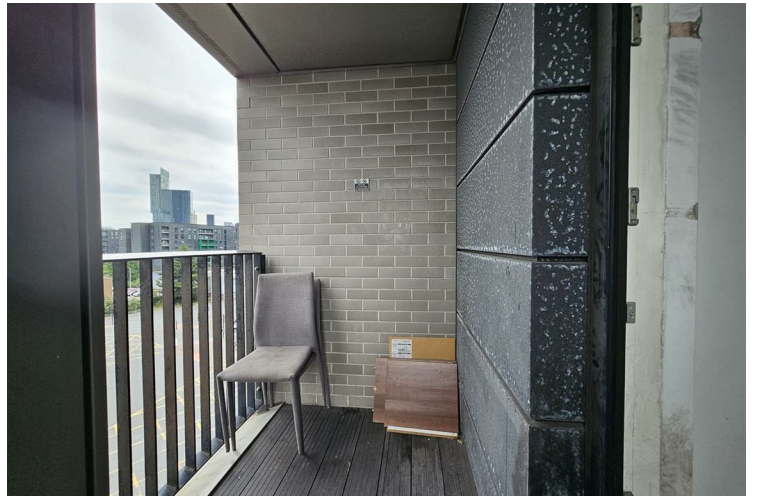
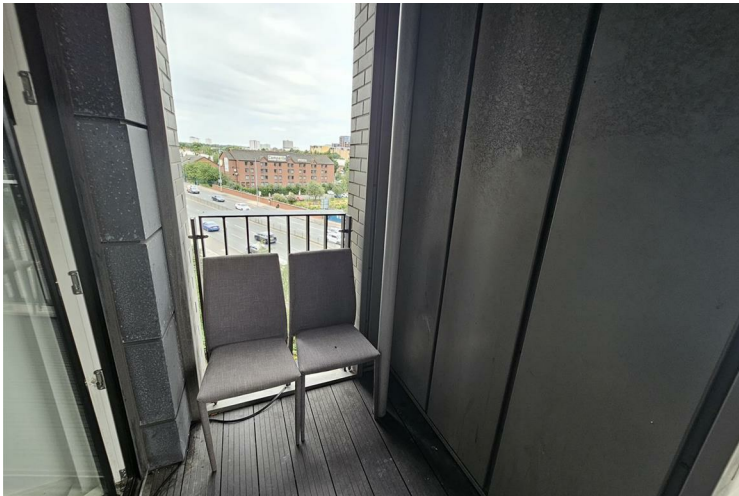
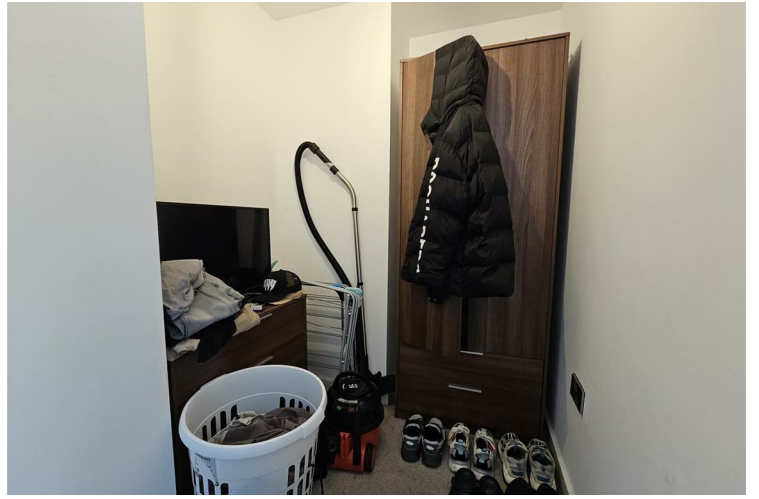
## 1 REGENT ROAD MANCHESTER

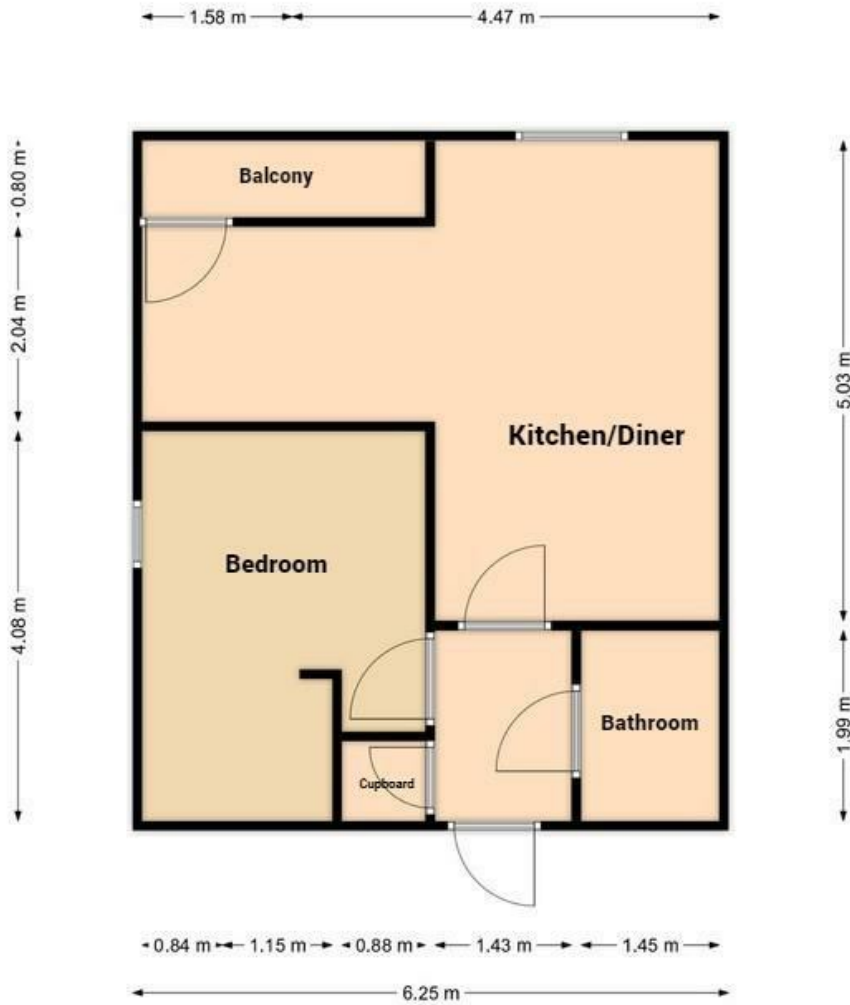
**£200,000**  
**LEASEHOLD**

\*\*\*MODERN 1 BEDROOM APARTMENT WITH PARKING\*\*\* Nestled in the vibrant district of Castelfield, this exquisite 1-bedroom modern apartment presents an exceptional investment opportunity for discerning landlord investors. Just a mere 10-minute stroll from the bustling heart of Manchester city centre, this property epitomizes urban convenience and contemporary living. As you step into this apartment, you're greeted by an open-plan living space that seamlessly combines comfort and style. The sleek, modern kitchen is fully equipped with appliances, ensuring a premium living experience. The living area extends onto a private balcony, offering a place for fresh air. The apartment is part of a development that boasts a range of premium amenities. The 24-hour concierge service provides peace of mind and adds an extra layer of security and convenience for residents. The meticulously maintained communal gardens provide a tranquil escape from the hustle and bustle of city life, perfect for relaxing or socializing with neighbours. One of the standout features of this property is the dedicated car parking space, a rare and highly sought-after asset in Manchester city centre. This added convenience significantly enhances the property's appeal and value, making it an even more attractive investment proposition. Currently tenanted, this apartment offers immediate rental income, making it an ideal choice for landlord investors looking to expand their portfolio. The property's prime location in Castelfield, combined with its modern amenities and strong rental demand, ensures a robust return on investment and long-term capital growth. Contact Jacob Knight to arrange your viewing!









| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>81</b>               | <b>81</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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Levenshulme  
 902 Stockport Road  
 Levenshulme  
 Greater Manchester  
 M19 3AD

0161 660 0993.  
 info@jacobknight.com  
 https://jacobknight.com/

