

# Exceptional Manchester City Centre Apartment

*Guide price: £265,000*

Modern Apartment  
Year built: 2017  
2 Bedrooms  
2 Bathrooms  
Inner Area 63.6 sq. m. (684 sq. ft.)  
1 Balcony  
Reception (24/7 Concierge)  
Communal Green Garden  
Fully Furnished (Luxury)  
Fabulous City View  
Turnkey Apartment  
Owner Occupier (immediate move in option)  
High Investment Yield (for investors)  
EWS1 Certificate (Fire Safety)  
EPC Rating B  
4 Floors above Reception and Mezzanine Floor  
Highly Sought Area!

Reason for sale:  
I am moving back home to Bled, Slovenia



**One Regent, 1 Regent Road, Manchester, M3 4AY, United Kingdom**



**Location:**

Safe Castlefield location minutes away from business district, shopping, dining, landmarks, transport links and famous scenes from Peaky Blinders. Convenient for students of the University of Manchester/Salford. Ideal location for exploring the Manchester City Centre, Salford Quays or attending many popular events. Well connected to the Manchester Airport!

**Additional information:**

I can help with the contacts for foreign speaking solicitors, financing and any other information. Previously achieved Long-term rental +£950 per month per room (total +£1900 per month) or Short-term (Airbnb) rental +£1500 per month per room.

*Please arrange a private/online viewing with Jernej Kadivnik, Phone/Whatsapp: +44 7519846602 / +386 51622874, Email: [kajeno22@gmail.com](mailto:kajeno22@gmail.com), Apartment's videos available on request.*

## Kitchen and Living Room

The kitchen is fully equipped with modern dishwasher, fridge/freezer, ceramic hob, cooker hood, ample storage, Nespresso Coffee machine, dishes/cutlery, kettle, toaster etc.

- Luxurious internal walnut veneer doors
- Luxurious satinwood finish and LED downlights
- Dining table with chairs
- Air circulation & outside vent
- Panel Heaters



Living room and kitchen are well designed in open plan to feature ample living/dining space with the balcony of Manchester city view!

- Balcony access from the living room (City View) with the balcony table and a chair
- Double Seater Sofa, Armchair with the TV table
- 43" Smart TV with Netflix, YouTube, VIDAA TV etc.
- Convenient Wardrobe



## En-suite Bedroom 1 with Private Bathroom

The en-suite bedroom has everything you need for a comfortable stay!

- New Double-sized mattress with the bed frame
- Spacious wardrobe with hangers
- Bedside tables with drawer storage
- Large table for the home office or studying
- Air circulation & outside vent
- Panel Heater
- City View



Private En-suite Bathroom features luxury equipment and convenient setup!

- Villeroy & Boch handwash basin and toilet ceramics
- Hansgrohe tap and shower accessories
- Luxury Designed Bathroom Tiles
- Waterfall Shower System
- Towel Radiator

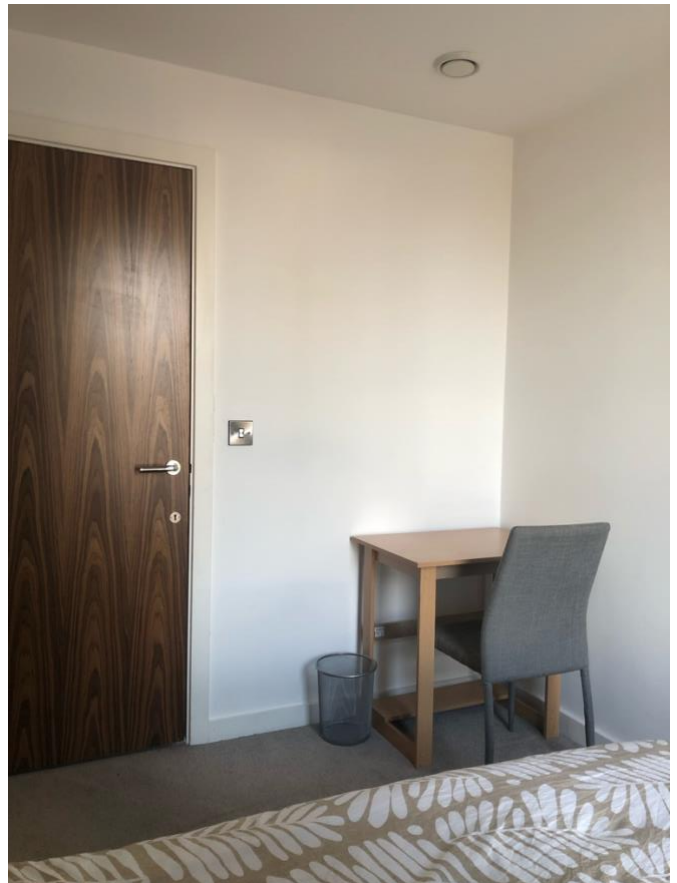




## Bedroom 2 with Large Bathroom

The bedroom has everything you need for a comfortable stay!

- New Double-sized mattress with the bed frame
- Spacious wardrobe with hangers
- Bedside tables with drawer storage
- Desk for home office or studying
- Air circulation & outside vent
- Panel Heater
- City View



Large Bathroom features luxury equipment and convenient setup!

- Villeroy & Boch handwash basin and toilet ceramics
- Hansgrohe tap and shower accessories
- Luxury Designed Bathroom Tiles
- Bathtub with Waterfall Shower System
- Towel Radiator



## Utility Room and Entrance

- Convenient space that can be used as a storage
- Includes Washing machine with the embedded dryer
- Boiler for the water heating, Wi-Fi router
- Entrance has convenient hanger for clothes and the shoe rack organizer

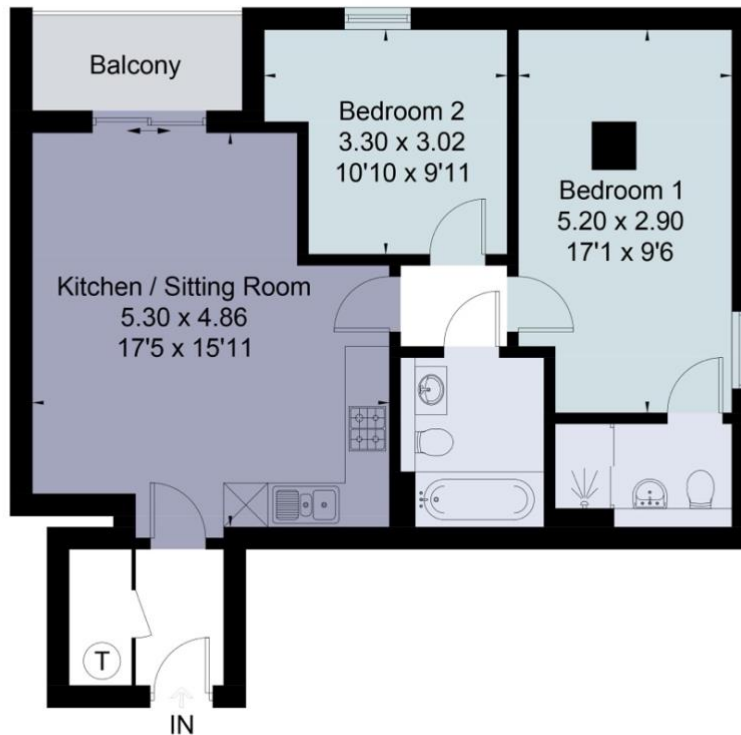


## Additional Apartment Specifications

Approximate Area = 63.6 sq m / 684 sq ft

For identification only. Not to scale.

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**Fourth Floor**

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 307697

- EPC Rating: B
- Tenure: Leasehold. Lease Expiry: 31/12/2266 (+240 years remaining)
- Building insurance: £490 per annum
- Service Charge: £2,100 per annum
- Ground Rent: £300 per annum
- Council Tax Band: C, Manchester city council