

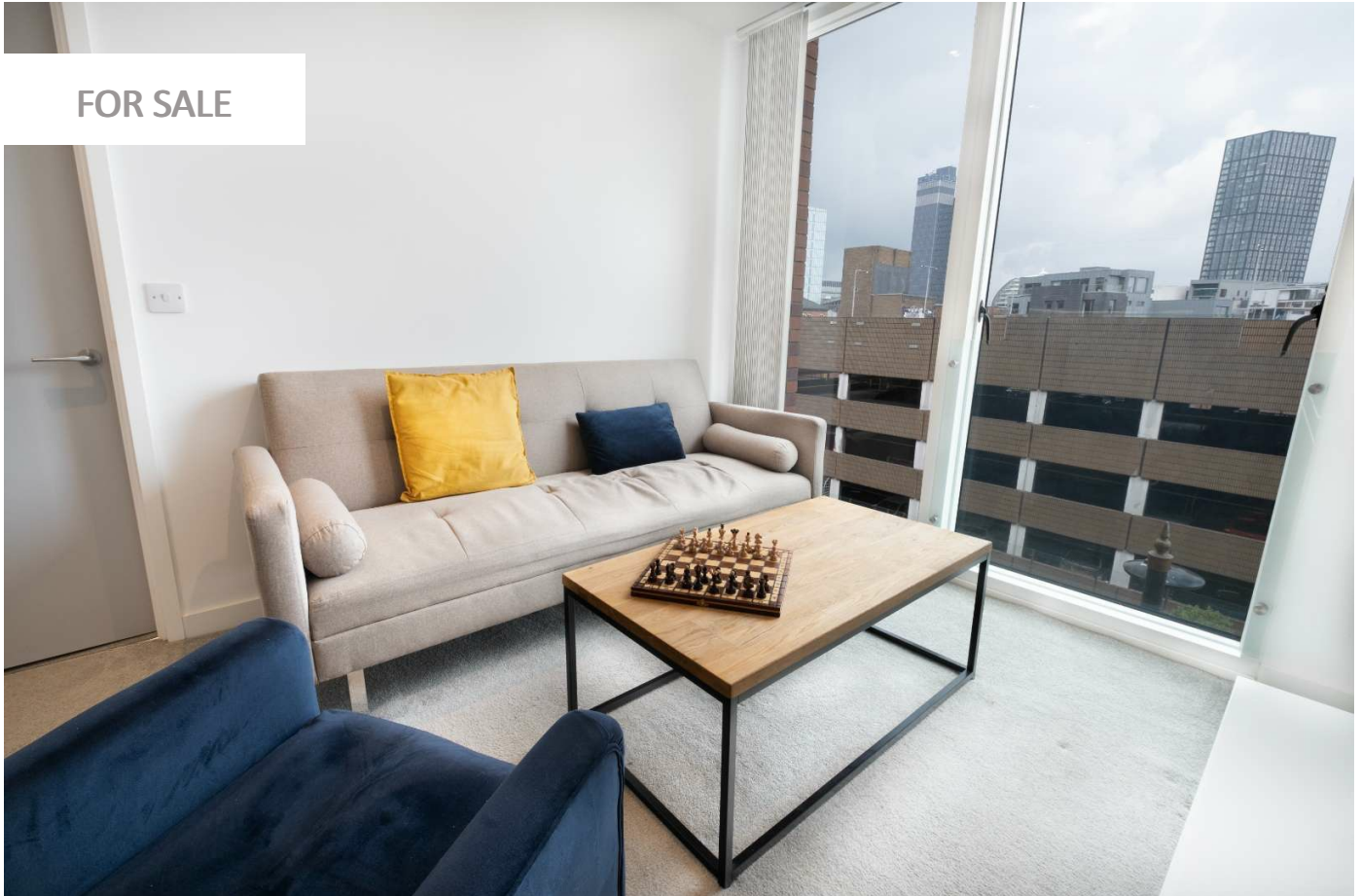
0247 401 2020 | [enquiries@globalhouseestates.com](mailto:enquiries@globalhouseestates.com)

**11 TIB STREET, MANCHESTER, GREATER MANCHESTER**

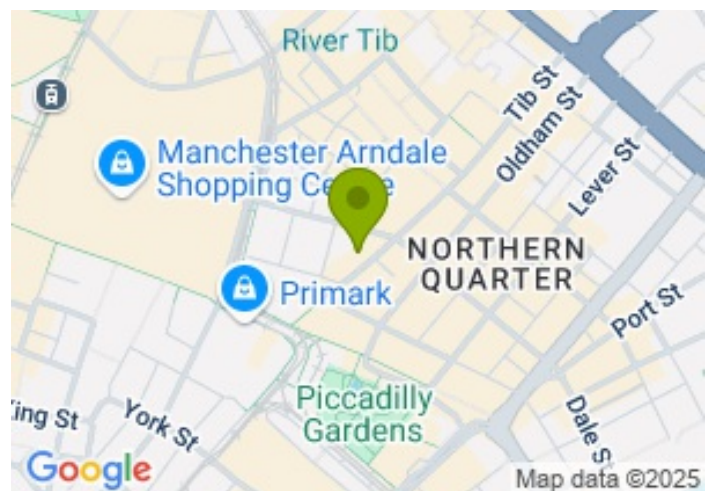
£250,000.00



**FOR SALE**



- Modern two double-bedroom apartment
- Two en suite bathrooms
- In the heart of Manchester's City Centre
- Healthy lease
- Welcoming reception area with 24/7 Concierge
- Residents roof terrace
- Tenancy in place- investment opportunity



# Property Description

GUIDE PRICE: £250,000 - £275,000

GHE is delighted to present this spacious and stylish two-bedroom apartment, ideally positioned in the heart of Manchester City Centre.

Located just moments from Market Street and King Street, the property enjoys a prime setting between the city's bustling shopping district and the creative, cultural hub of the Northern Quarter.

Situated on the third floor of a well-maintained development, the apartment offers over 665 sq ft of internal living space. The layout includes a generously proportioned open-plan living and dining area, complete with a modern fitted kitchen—perfect for entertaining or relaxing in comfort.

Both bedrooms are equally sized doubles, each benefitting from its own private en-suite bathroom – a sought-after feature for sharers and ideal for investors. The property is currently tenanted, making it an attractive buy-to-let opportunity.

Residents enjoy excellent on-site amenities, including a 24-hour concierge, a welcoming reception area, and access to a communal roof terrace with views across the city skyline. The property also comes with a healthy lease, offering peace of mind for both homeowners and investors.

Service charge: circa £2,790 per annum (including insurance)

Ground rent: £350.00

Length of lease: circa 145 remaining

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

## Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

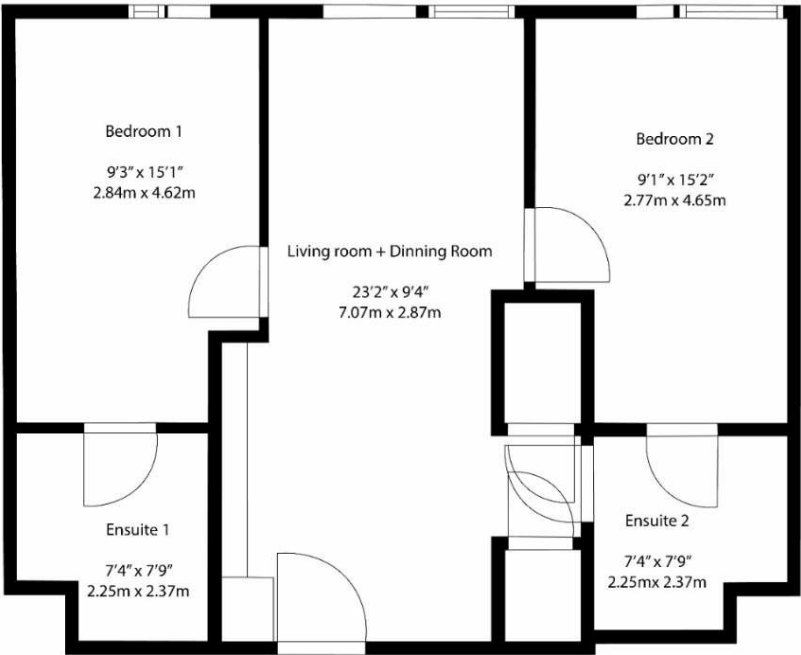
## Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

# Floor plan

Total Area

667 sqft  
62 sqm



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

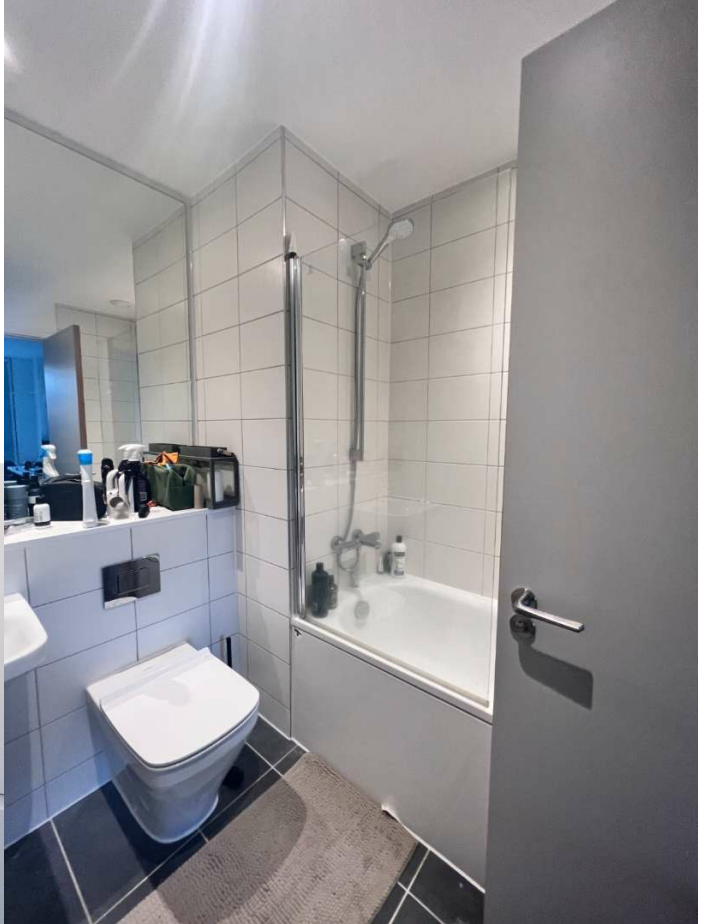
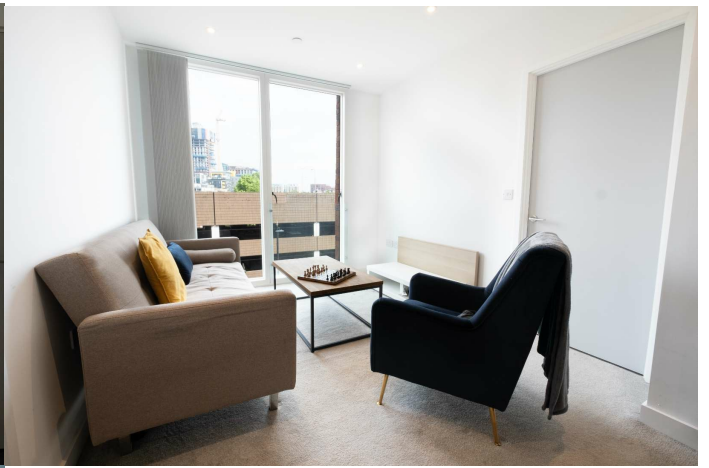
# Energy efficiency rating for this property

This property’s current energy rating is B. It has the potential to be B.

[See how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







35a St Georges Road, London,  
SE1 6EW  
+44 (0) 207 401 2020

<https://globalhouseestates.com>

Level 24, Lee Garden One,  
33 Hysan Ave, Causeway Bay,  
Hong Kong  
+852 3963 8411