

0247 401 2020 | enquiries@globalhousestates.com

9 MIRABEL STREET, MANCHESTER, MANCHESTER

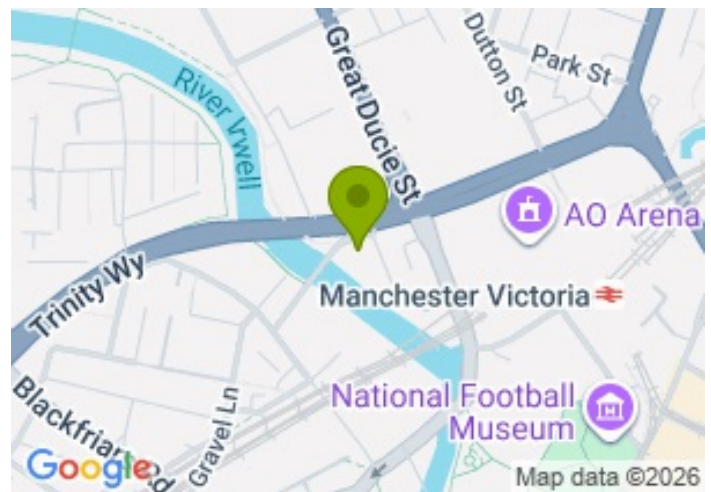
£175,000.00



FOR SALE



- Cash buyers only
- Fantastic investment opportunity- over 8.9% gross yield
- Large private balcony
- Large two bedroom flat
- No onward chain
- Excellent transportation link
- Concierge and lift service available for residents
- Grade II listed building



Property Description

Cash buyers only!

Set within a unique development attached to a Grade II listed building, this impressive two-bedroom apartment offers a perfect blend of character and contemporary living, all within walking distance of Manchester Arena and Victoria Train Station. This is a great opportunity for end users and investors alike.

Located on the second floor, the apartment comprises a welcoming hallway leading into the open-plan living and dining area, complete with a sleek fitted kitchen designed for both comfort and functionality. The living room opens up to a private balcony, where you can enjoy stunning views over the River Irwell, creating a perfect setting for both relaxing and entertaining. Large double-glazed windows further enhance the space, allowing an abundance of natural light throughout. The property features two large double bedrooms. The spacious master bedroom benefits from a modern en-suite bathroom. Completing the property is a three-piece bathroom, finished in a contemporary style.

Residents benefit from a secure and well-maintained building with concierge service and lift access. Situated in a highly convenient and vibrant area, the development is in close proximity to Manchester city centre, with a wide range of local amenities including shops, cafes, restaurants, and leisure facilities nearby. Excellent transport links, including Victoria Train Station, provide easy access across the city and beyond, making this property an outstanding opportunity for both end-users and investors.

Service charge: Approximately £3640 per annum

Length of lease: Approximately 104 years remaining

Ground rent: £250 per annum

The property is currently tenanted but can also be offered with vacant possession. Please, contact GHE for more information.

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.

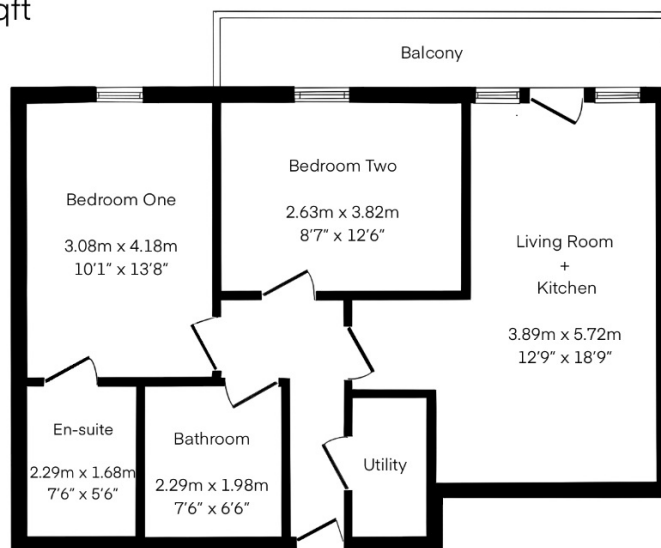
Disclaimer

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

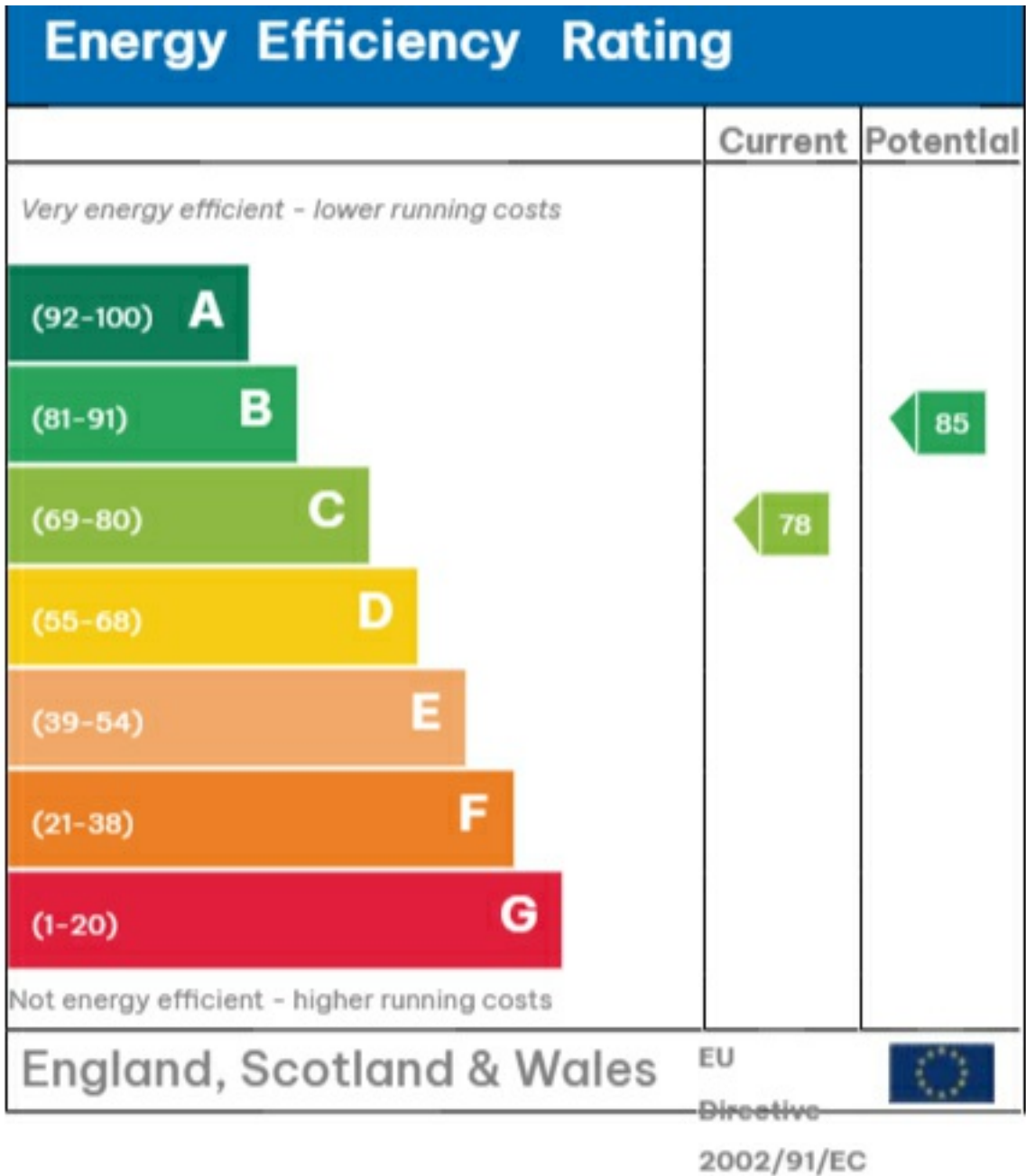
Approx. Total Area

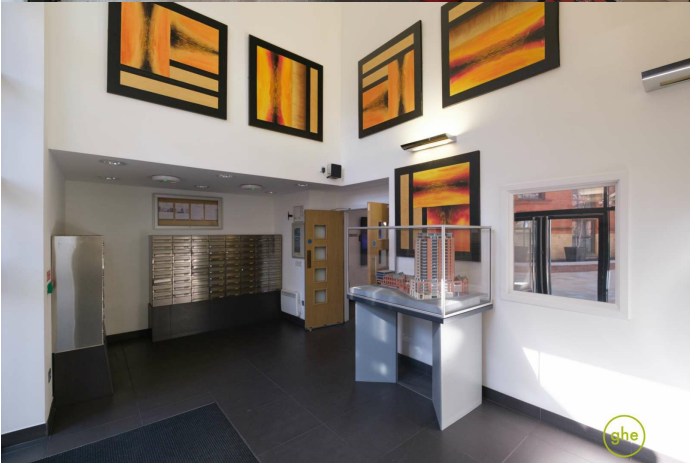
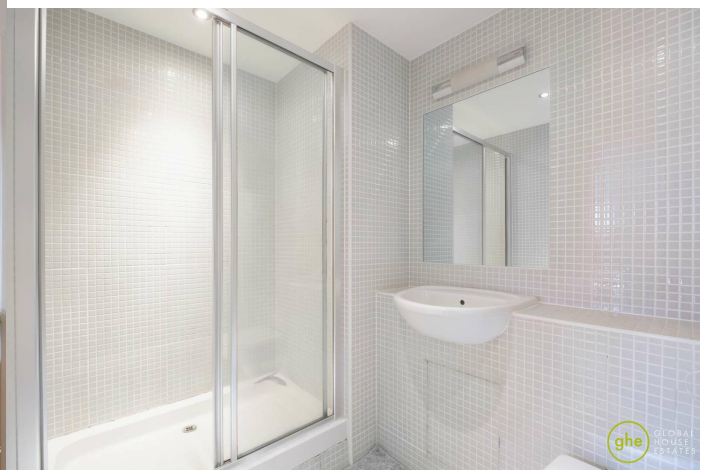
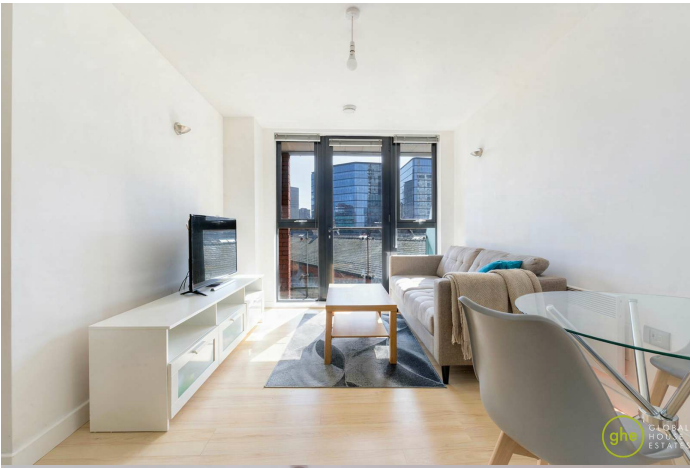
56 sqm / 602 sqft

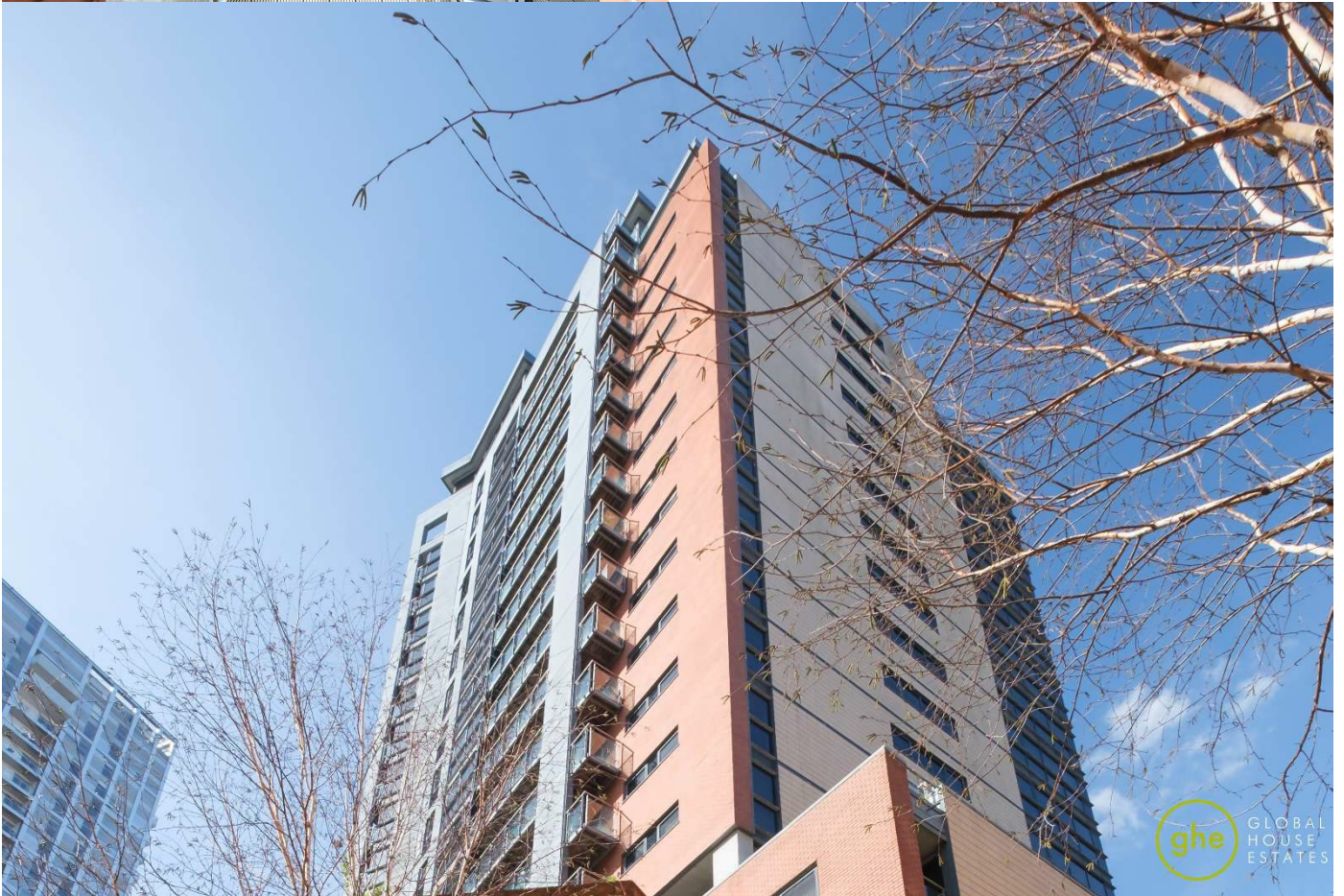
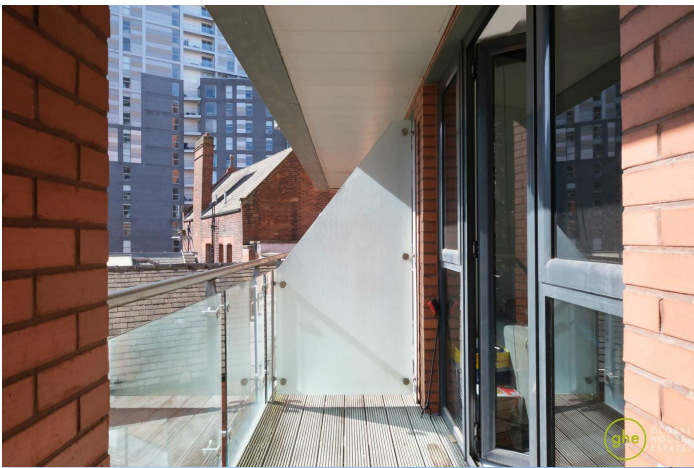


This floor plan is illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

EPC







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