



# Apt 404 Emmeline Tower, 17 Dalton Street, Manchester, M40 7EB

Investor Only, Tenanted till April 2025 @ £800pcm.

EWS1 in place. Mortgage Buyers Welcome Investors Only

Jordan Fishwick are pleased to offer for sale this FOURTH floor one bedroom apartment located a short distance from the city centre. The development has recently been refurbished by Urban Splash and offers modern living at a fraction of the city centre price. The apartment briefly comprises of: entrance hall, large corner living room with floor to ceiling windows, fitted kitchen with oven, hob and fridge. Good sized double bedroom, attractive bathroom suite with shower. Secure parking. B1 Rated EWS1 in place.. \*Investment Opportunity - Rented at £800 until April 2025 offering a 7.6% yield\*

## Price £124,950

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hallway

### Living Room/Kitchen

23'6" x 13'5"

### Bedroom

13'2" x 9'8"

### Bathroom

### Additional Info

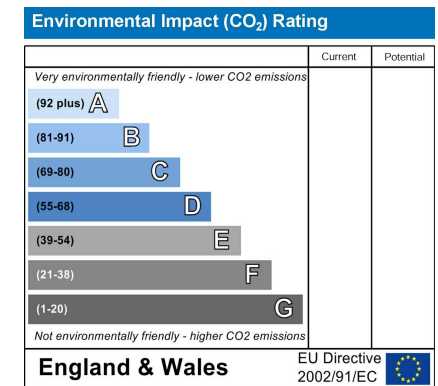
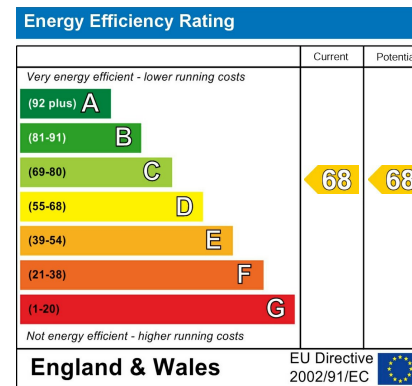
Council Tax Band A

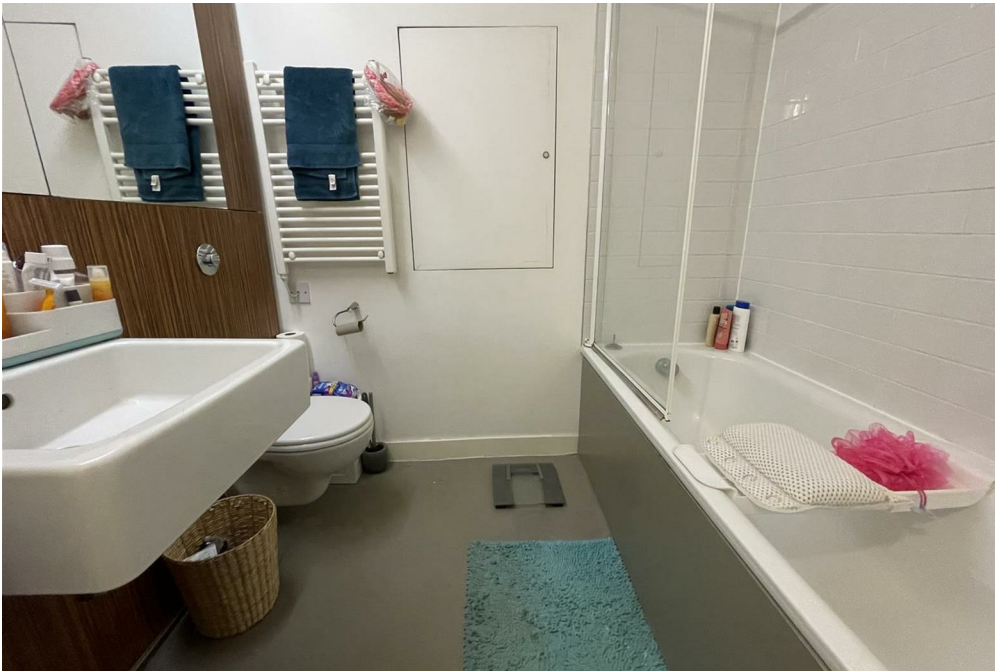
Service charges - £216 per month

Ground rent - £335 per annum

Lease - 250 years from 4 February 2005

Council Tax Band A





## FOURTH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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