

Apt 206, Alexander House, 94 Talbot Road

£119,995 | £850 pcm Leasehold

Immaculately presented studio apartment on modern development completed 2 years ago • Set on the 2nd floor (building has a lift) • High quality kitchen with integrated white goods including dishwasher • Excellent transport links, with tram stations a short walk away and bus routes into the city centre • Investment Property • Currently tenanted at £800 pcm on an unfurnished basis with bills excluded • Perfectly located for Old Trafford football and cricket grounds - short term lets permitted in the building • Being sold with no onward chain



Welcome to this beautifully presented studio apartment, perfectly positioned on the second floor of a modern development completed just two years ago.

Step inside to discover a bright and stylish open-plan living space, thoughtfully designed to maximise comfort and functionality. The high quality kitchen is a real highlight, featuring sleek cabinetry and integrated white goods (including a dishwasher), making it ideal for those who appreciate both convenience and contemporary design. The building itself benefits from a lift, ensuring easy access to your home, and its location is truly unbeatable for both residents and investors alike. With excellent transport links on your doorstep, including tram stations just a short stroll away and regular bus routes into the city centre, getting around couldn't be easier.

This property is also a dream for sports enthusiasts, with both Old Trafford football and cricket grounds within walking distance, and the added bonus of short term lets being permitted within the building, offering fantastic flexibility and rental potential.

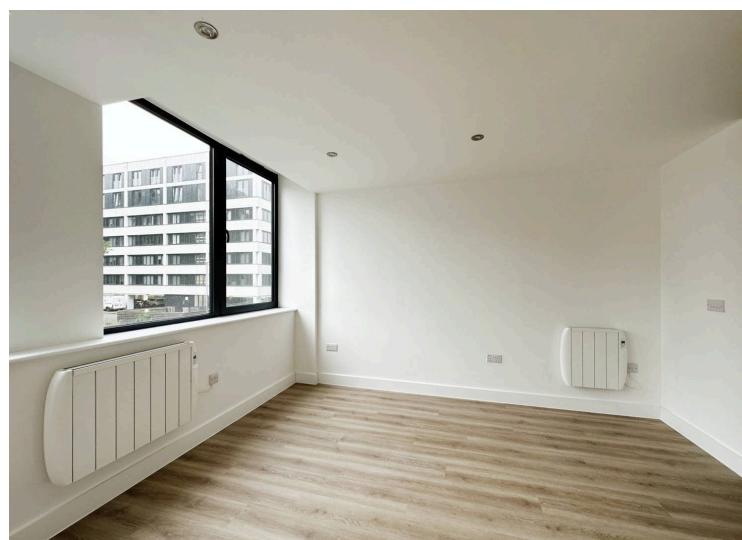
Currently tenanted at £800 per calendar month on an unfurnished basis (with bills excluded), this apartment is already generating strong returns, making it a smart investment opportunity. You'll also find a wealth of local amenities nearby, from supermarkets and dining options to essential services such as hospitals, schools, and parks, ensuring everything you need is within easy reach.

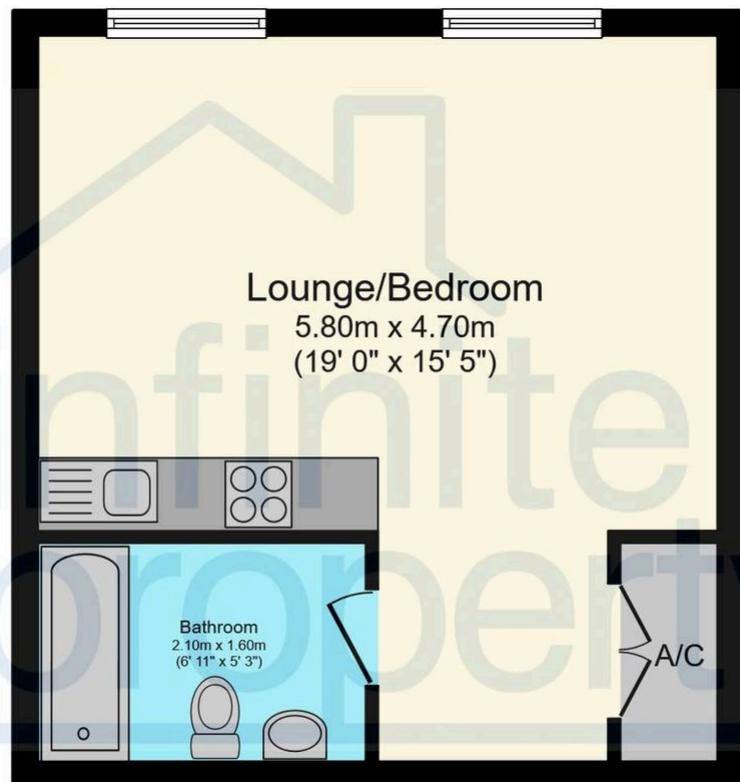
The apartment is being sold with no onward chain, allowing for a smooth and swift transaction.

Offered on a leasehold basis, with no ground rent and service charge of £680 per annum. There is an additional £340 per annum payable towards buildings insurance.

This is a rare chance to secure an immaculate, modern property in a sought-after location. Don't miss the chance to make this exceptional studio your next investment or city base – enquire now to arrange your viewing.







Floor Plan

Total floor area 33.5 sq.m. (360 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox