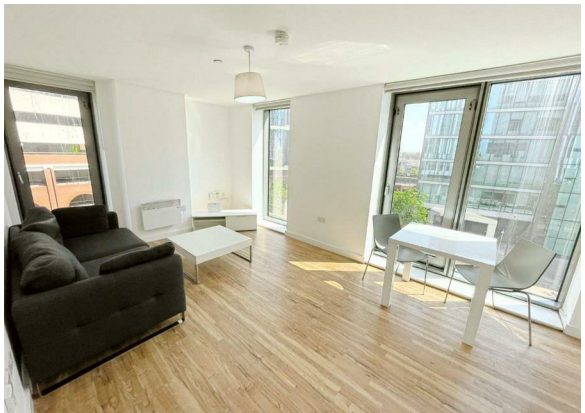


2 Bed Apartment located in 9 Michigan Avenue

Offers Over £165,000







NPP RESIDENTIAL

Apartment 306
Michigan Point Tower A
9 Michigan Avenue
Salford
M50 2HA


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This modern and spacious 2-bedroom, 2-bathroom apartment offers an exceptional standard of living, featuring a bright open-plan layout that seamlessly connects the living, kitchen, and dining areas - perfect for entertaining or relaxing in style. Both bedrooms are generously sized doubles, with the principal bedroom benefiting from a sleek en-suite bathroom. A second fully fitted bathroom adds further convenience.

Situated within a contemporary residential complex, residents enjoy exclusive access to a range of premium amenities, including a state-of-the-art private gym, a stylish cinema room ideal for private viewings or quiet evenings in, a private dining room that opens onto an outdoor seating area - perfect for alfresco dining, entertaining guests, or enjoying a quiet evening outdoors, and a concierge service offering additional peace of mind and convenience.

Currently tenanted, this apartment presents a strong investment opportunity with a rental yield of approximately 7.2%.

Michigan Point boasts a prime location in Salford Quays, one of Greater Manchester's most desirable and vibrant districts. With the tram stop located just outside the building, residents benefit from direct and effortless access to Manchester city centre. Additionally, MediaCityUK - home to the BBC, ITV, and a host of tech and creative businesses - is only a short walk away.

The surrounding area offers a fantastic lifestyle with a wide array of restaurants, cafes, bars, shops, and waterfront attractions right on your doorstep, ensuring there's something for everyone just moments from home.





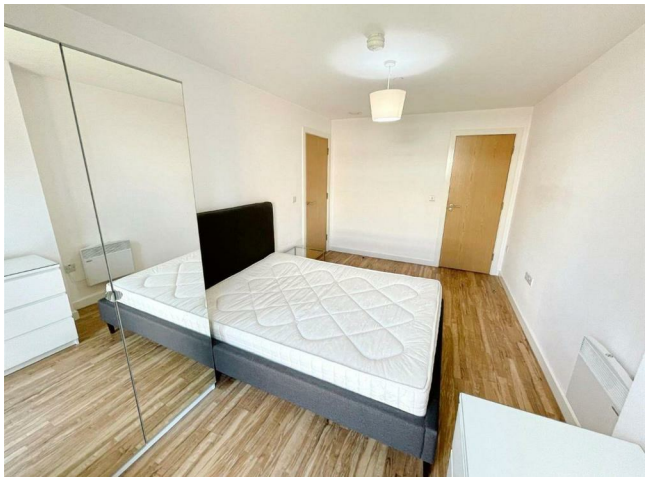


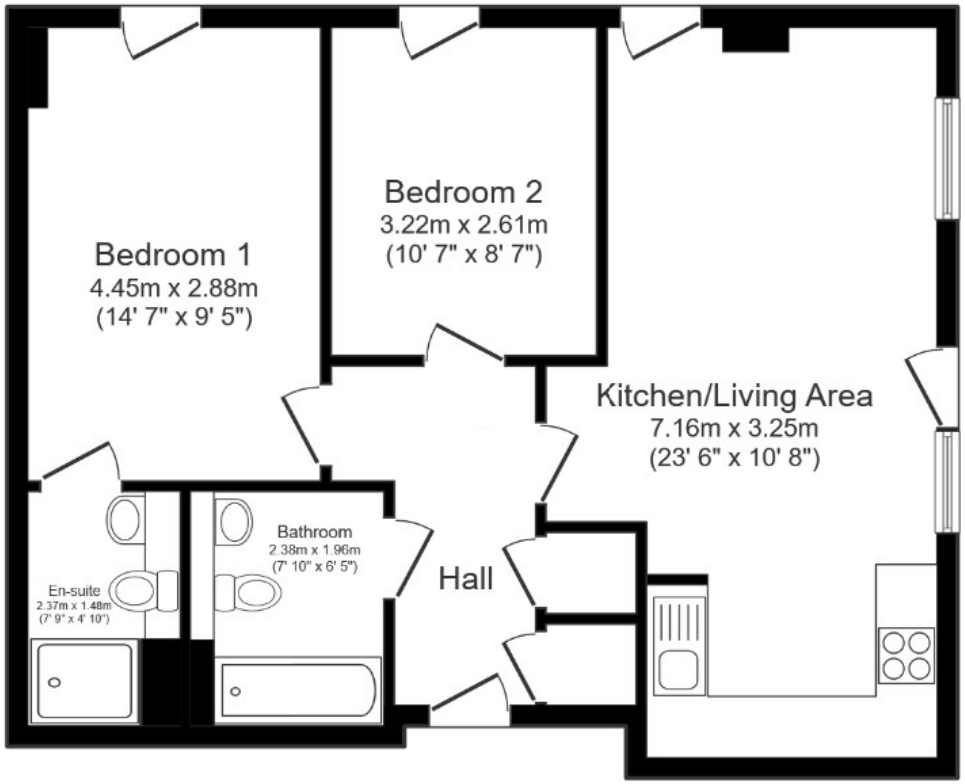


Apartment 306 Michigan Point Tower A, 9 Michigan Avenue, Salford, M50 2HA


SOLE
SOLE





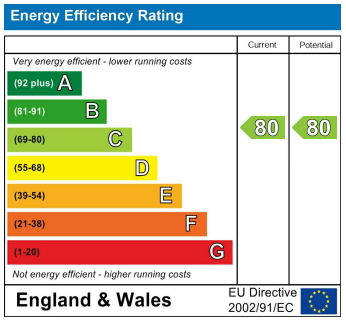


Floor Plan

Floor area 61.6 sq.m. (663 sq.ft.)

Total floor area: 61.6 sq.m. (663 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



EPC Rating: C

Council Tax Band: C

DIRECTIONS

CONTACT

22 Lloyd Street
Manchester
M2 5WA

E: info@nppresidential.co.uk
T: 0161 639 0059
https://nppresidential.co.uk/

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