

111 Water Street  
Manchester  
M3 4JU



# 111 Water Street

## £240,000

### Full Description

A compelling opportunity for investors to secure a luxury waterfront apartment within an exciting new residential development overlooking the River Irwell in Greater Manchester. Available off plan, the scheme offers high quality modern apartments designed to meet the growing demand for premium rental accommodation within the city's expanding residential market.

Set within a striking nine storey building, the development will comprise 82 contemporary waterside apartments, many benefiting from private balconies and impressive views across the river and surrounding cityscape. The collection includes a range of one, two and three bedroom apartments, alongside duplex homes and penthouse residences, all designed to a high specification with modern finishes and carefully considered layouts.

Residents will benefit from a range of lifestyle focused amenities including a fully equipped gym, stylish communal lounges and beautifully landscaped rooftop gardens. These shared spaces have been designed to provide attractive environments for relaxation and socialising, while enjoying views over the waterfront. Secure cycle storage is also provided, supporting convenient city living.

The development occupies a prime riverside location within easy reach of Manchester city centre and Salford Quays, including the well known MediaCityUK district. A wide selection of restaurants, bars, shops and leisure facilities can be found nearby, while the city's extensive public transport network ensures convenient connectivity across Greater Manchester.

Manchester continues to attract strong investment interest due to its rapidly expanding economy and growing population of professionals. As the UK's leading regional commercial centre and a major hub for financial services, technology and digital industries, the city benefits from sustained employment growth and strong long term demand for quality rental property.

### Investment Highlights

- Prime waterfront location overlooking the River Irwell
- High specification new build development
- Selection of one, two and three bedroom apartments
- Private balconies with river and city views
- Residents' gym and communal lounge areas
- Landscaped rooftop gardens
- Located close to Manchester city centre and MediaCityUK
- Anticipated rental yields of approximately 6%

### Local Authority

Council Tax Band C

EPC Rating



### Contact

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