



Fusion Apartments

For Sale: £135 000

- **Potential Rental: £725**
- **Potential Rental Yield: 6.2%**
- **Council Tax Band: B**
- **Council Tax Charges: £1368**
- **Service Charge: £1176 per annum**
- **Ground Rent: £200 per annum**

The Fusion development is situated in the stunning waterside location of Middlewood Locks and which links vibrant Manchester and historic Salford, combining the best of two Cities. Middlewood Locks is part of the 26 acre regeneration Scheme and which is destined to become Salford's most desirable residential location. This Development is well located on the edges of Manchester City Centre, close to all main routes in and out of the City. Great access to Castlefield, via the footbridge over the River Irwell and Spinningfields via Quay Street. For these reasons the development is always extremely popular with tenants.

O'Connor Bowden are proud to present this stylish 2 bedroom property in the desirable Fusion Building. This two bedroom property comprises of a spacious open plan living area and modern kitchen, with high quality fixtures and fittings. This fully furnished property also includes a Juliet balcony offering an abundance of natural light and fantastic views from the west facing aspect. This two bedroom apartment is ideal for both sharers and also couples alike. This is an ideal opportunity for buy to let investors, with a desirable gross yield return of 6.2%.



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Manchester City Centre