

Rossetti Place, Manchester City Centre

Case history



Location, location, location! Plus an impressive nett yield of 4.87%

Acquired on behalf of clients, this one bedroom apartment is located in the heart of Manchester city centre just yards from the financial district Spinningfields.

This one bedroom apartment is certainly situated in a prime location which should ensure good capital growth, but it also boasts a net yield of 4.87% (after service charge and management fees), giving our property investor a handsome return.

After careful due diligence, Rossetti Place was selected above several other developments in the city centre and Media City. The development benefits from a 24 hour concierge service and is exceptionally well run with immaculate lifts and communal areas.

The apartment itself is fitted to a high standard with attractive, well designed kitchen and bathroom. The lounge works well with ample room for generous seating, coffee table and media unit. In addition there are floor to ceiling windows with double doors leading to the balcony. Ample storage is provided by 2 storage cupboards in the hall, one of which contains the washing machine.



The numbers

Purchase price	£140,000
Redecoration & furnishings	£3,000
Total cost	£143,000
Rental income p.a.	£10,200
Gross yield	7.13%
Service charge and ground rent	£2,040 p.a.
Management fees	£1,200 p.a.
Nett rental income	£6,970 p.a.
Net yield (after running costs)	4.87%

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