



MCDERMOTT & CO

THE PROPERTY AGENTS



£114,950

16 Ben Brierley Wharf, Failsworth, Manchester, M35 9QY

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****ATTENTION LANDLORD/CASH BUYERS** **INVESTMENT OPPORTUNITY** **TENANTED** **GROUND FLOOR APARTMENT****

This property is only available to landlords and is being sold with a tenant in situ on an assured shorthold tenancy.

McDermott & co offer to the market this two bedroomed ground floor apartment set in a highly convenient area of Failsworth. The accommodation briefly comprises of: Hallway with access to two double bedrooms one with built in wardrobes and french doors to balcony, three piece bathroom with shower over bath, lounge/diner with balcony with views over the Rochdale canal, a fitted kitchen is accessed from lounge. Complete with electric panel heating and UPVC double glazing throughout. Externally there is allocated parking for one car with a secure gated main entrance into the development. In close to proximity to local supermarkets and amenities, 5 minute walk to Oldham Road where bus links can be accessed to and from Manchester City Centre.

Entrance Hallway

Carpeted, storage cupboard, electric panel heater, access to all rooms.

Lounge/Diner

Carpeted, juliet balcony with double doors, electric panel heater, electric fire feature, opening into kitchen, neutral decor, outside balcony seating area

Kitchen

Window, vinyl flooring, fitted wall and base units in beech effect with complimentary worktops, integrated single oven, extractor over, ceramic electric hob, tiled splashback, inset stainless steel sink with mixer tap and drainer, cupboard for storage, neutral decor.

Bedroom 1

Juliette balcony, blinds, carpeted, two built in wardrobe space, electric heat panel, neutral decor, outside balcony seating area

Bedroom 2

Window, blinds, carpeted, built in wardrobe space, electric heat panel, neutral decor.

Bathroom

Three piece bathroom suite in white, shower over bath, WC, sink basin, partly tiled walls, vinyl flooring, heated chrome towel rail.

Externally

Gated secured entrance leading into carpark/forecourt. Allocated parking space.

Tenure

Leasehold, with 106 years remaining. Service Charges are £135.00 pcm.

Stamp Duty

Residential property rates

You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

The amount you pay depends on:

- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

Rates for a single property

You pay SDLT at these rates if, after buying the property, it is the only residential property you own. You usually pay 5% on top of these rates if you own another residential property.

Rates up to 31 March 2025

Property or lease premium or transfer value SDLT rate

Up to £250,000 Zero

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In October 2024 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £250,000 = £0
- 5% on the final £45,000 = £2,250
- total SDLT = £2,250

Rates from 1 April 2025

Property or lease premium or transfer value SDLT rate

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £125,000 = £0
- 2% on the second £125,000 = £2,500
- 5% on the final £45,000 = £2,250
- total SDLT = £4,750

Directions

