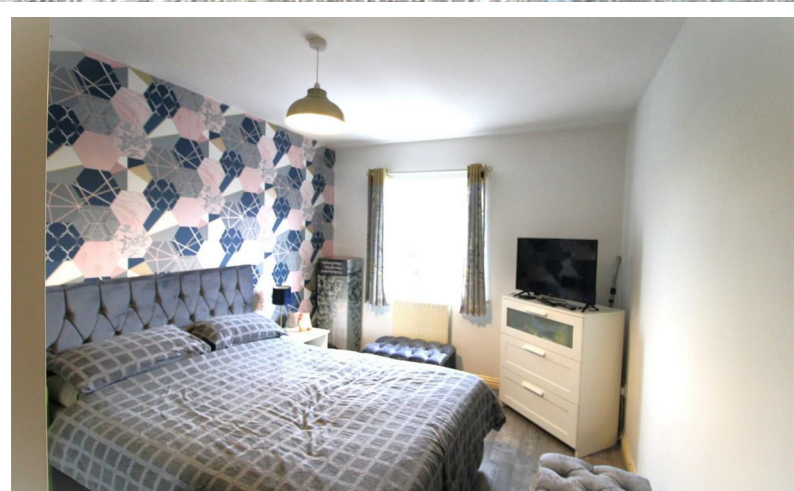
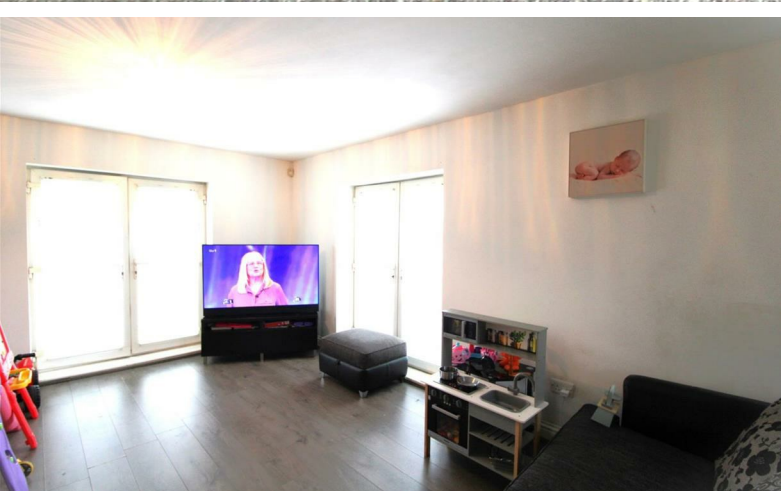




# MCDERMOTT & CO

THE PROPERTY AGENTS



**£115,000**

18 Station Mews, Failsworth, Manchester, M35 0GY



# 18 Station Mews, Failsworth, Manchester, M35 0GY

McDermott & Co are pleased to bring to this the market this two bedroomed second floor apartment situated in a highly convenient location. Accessed via secure electric gating providing private parking, Internally briefly comprises communal entrance hallway with stairs off to the second floor, entrance to apartment, internal hallway, two bedrooms, four piece bathroom, open plan lounge and kitchen with two Juliette balconies.

The property is currently tenanted and is available for sale with the current tenant residing.

Please note service/management charge applies per apartment.

## Entrance Hall

4'3 x 9'2 (1.30m x 2.79m)

With all rooms off, laminate flooring, radiator, neutral decor.

## Lounge

16'2 x 13'7 (4.93m x 4.14m)

Two Juliette balcony's, laminate flooring, radiator, neutral decor.

## Kitchen Area

15'4 x 5'5 (4.67m x 1.65m)

Range of fitted wall and base units in white finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, plumbing for washer, laminate flooring, neutral decor.

## Bedroom One

12'3 x 9'3 (3.73m x 2.82m)

Laminate flooring, radiator.

## Bedroom Two

12'3 x 7'10 (3.73m x 2.39m)

Laminate flooring, radiator.

## Family Bathroom

5'5 x 10'10 (1.65m x 3.30m)

Four piece bathroom suite in white comprising sink and toilet, bath, corner shower cubicle, radiator, partly tiled walls, tiled flooring, neutral decor.

## Tenure

We have bene advised by the vendors that the property is Leasehold for 999 years from 1/1/2006 with Ground Rent of £225 per year and Management/Service Charges £125 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 will usually pay 5% on top of these rates if you own another residential property.

### 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

