



*jordan fishwick*

Woodthorpe, 26 Demesne Road, Whalley Range, M16 8HJ

Guide Price £1,650,000





## The Property

**\*\*\*INVESTMENT OPPORTUNITY\*\*\*** A detached freehold development of TEN SELF CONTAINED APARTMENTS comprising of 4 x 1 bedroom apartment and 6 X 2 bedroom apartments. Each property benefits from an open plan living space with modern fitted kitchens, generous bathroom and spacious bedroom/bedrooms. The apartments are situated within large private, gated grounds with Southerly facing communal gardens and ample car parking spaces. The property is conveniently situated close to multiple transport links and easy access to all other local amenities including local shops, cafés, bars, restaurants and parks.

The current annual rental income for this property is just over £108,000. At a purchase price of £1.65m the Rental Yield would be approximately 6.65% (this is for guidance only and depends on final purchase price). The property underwent a 'back to brick' renovation, being stripped back to the bare walls before being renovated to a very high standard including new brickwork, windows and roof along with internal enhancements including sound proofing and high end finished kitchen and bathrooms suites. All apartments are currently let and managed with no voids. Each flat is EPC rating C or D and Council Tax Band A.

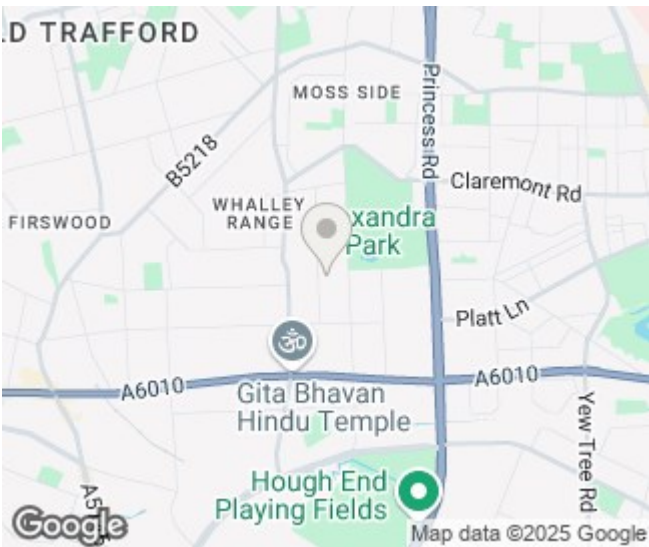
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- Investment Opportunity
- Substantial Victorian building
- Private gated grounds
- Car parking for multiple vehicles
- Freehold
- 6 x 2 Bedrooms apartments
- 4 x 1 Bedrooms apartments
- Easy access to transport links
- Close to local amenities
- Each flat is EPC rating C or D and Council Tax Band A.



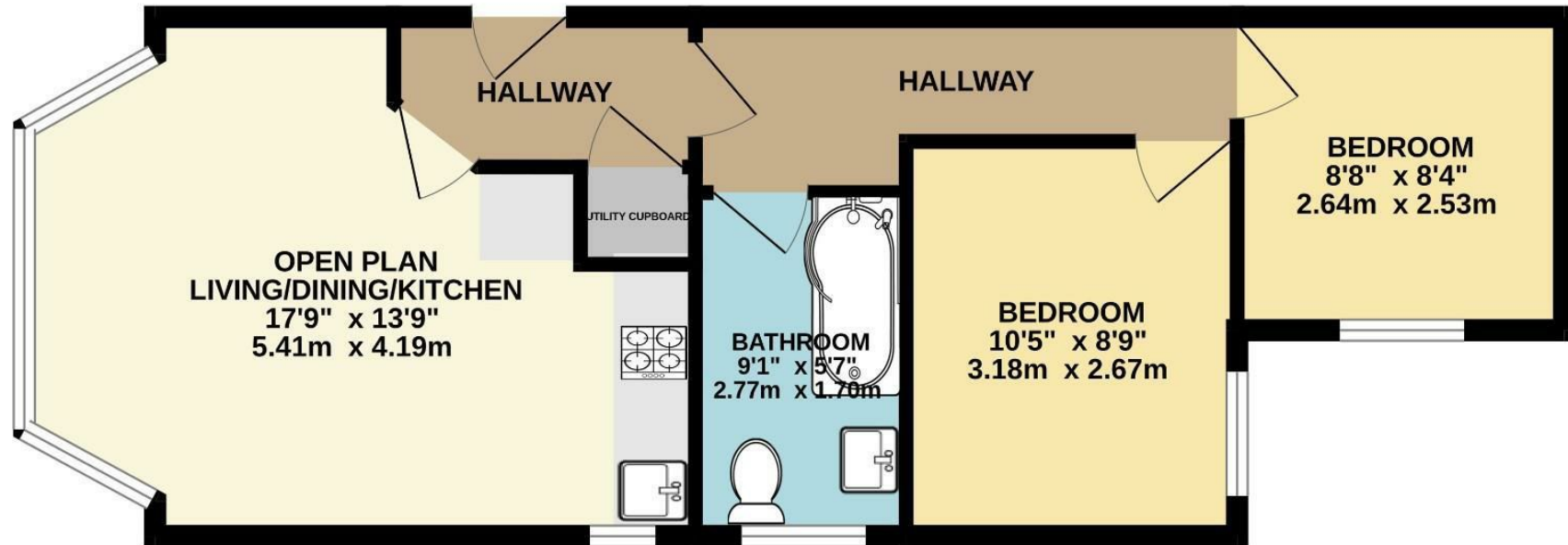
| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





## GROUND FLOOR

500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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