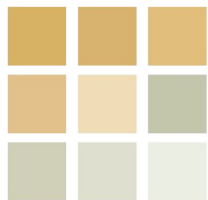




pearson
ferrier®



40 ROCH BANK
Manchester, M9 8FL
£130,000

40 ROCH BANK

Property at a glance

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS (Main Bedroom en-suite)
- LIFT ASSISTED
- SECURE GATED PARKING
- WALKING DISTANCE TO THE METROLINK
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY

PUBLIC NOTICE

ADDRESS - 40 Roch Bank, Manchester, M9 8FL

We are acting in the sale of the above property and have received an offer of 132,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: B

Well presented two double bedroom first floor LIFT ASSISTED apartment located on a cul-de-Sac and with views over the river Irk. The location offers excellent access and transport links to Manchester city centre with Bowker Vale Metrolink station being on a short walk & junction 19 M60 being only a short drive. In brief the property comprises of; Entrance hall, lounge/diner with kitchen off, two double bedrooms (main bedroom with en-suite) and family bathroom. The property would be ideal for a first time buyer or buy to let investment.

Tenure - Leasehold -Leasehold 125 years from 1 January 2004

Ground Rent -£125 per year

Service Charge - £1560 per year (tbc)

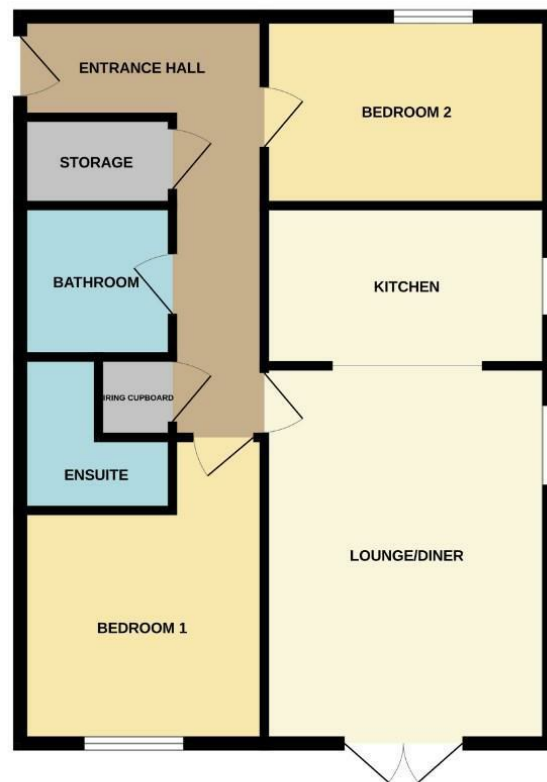
EPC - B

Council Tax Band - C

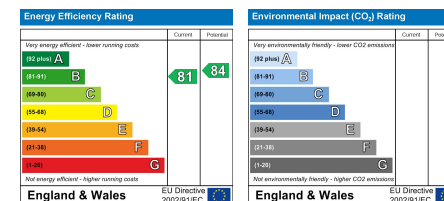




GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 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 misstatement. 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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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.