



 **3**
Bedrooms

 **1**
Bathroom



INVESTORS ONLY 9.6% Gross Yield

C&R HULME offer for sale this fantastic 3 bedroom apartment in the heart of Hulme. This 2nd (top) floor apartment comprises; entrance hall, lounge, kitchen, 3 good sized bedrooms bathroom with shower and fitted kitchen. Benefits include double glazing, and a secure parking space with electronic gates. Local amenities include ASDA Hulme and Argos. Great location as the universities, city centre are within walking distance and excellent access links into and out of the city. The property is currently rented @ 1600.00 PCM until 31.08.2026. NO CHAIN!!

Entrance Hall

Power point sockets and intercom. Storage heater. inset ceiling spot lights, smoke alarm. Access to all rooms. Access hatch to loft. Storage cupboard 1 Useful storage space Storage cupboard 2 Housing immersion heater

Lounge *6.00m x 3.30m (19' 8" x 10' 10")*

Carpet flooring. Double glazed windows to front and a patio door and another patio door to rear with walk on balcony. Inset ceiling spot lights. Storage heater. Range of power point sockets.

Kitchen *2.30m x 1.87m (7' 7" x 6' 2")*

Double glazed window to rear elevation. Kitchen finished in high gloss cream with a range of floor and wall units. black work tops with inset bowl and chrome mixer, white tiles over. Inset electric hob, oven, extractor with splash back. Space for plumbing for washer.

Bedroom 1 *3.60m x 2.60m (11' 10" x 8' 6")*

Double glazed window to front elevation. Feature light. Electric panel heater. Range of power point sockets. Door to bathroom.

Bedroom 2 *3.00m x 2.30m (9' 10" x 7' 7")*

Double glazed window to rear elevation. Feature light. Electric panel heater. Range of power point sockets.

Bedroom 3 *2.60m x 2.30m (8' 6" x 7' 7")*

Double glazed window to front elevation. Feature light. Electric panel heater. Range of power point sockets

Bathroom *2.60m x 2.00m (8' 6" x 6' 7")*

Obscure double glazed Window. Bathroom furnished in white consisting of bath, panel and electric shower over. White storage unit with integrated W.C and hand wash basin. Beige ceramic wall tiles. Extractor & heater. Door to master bedroom.

External

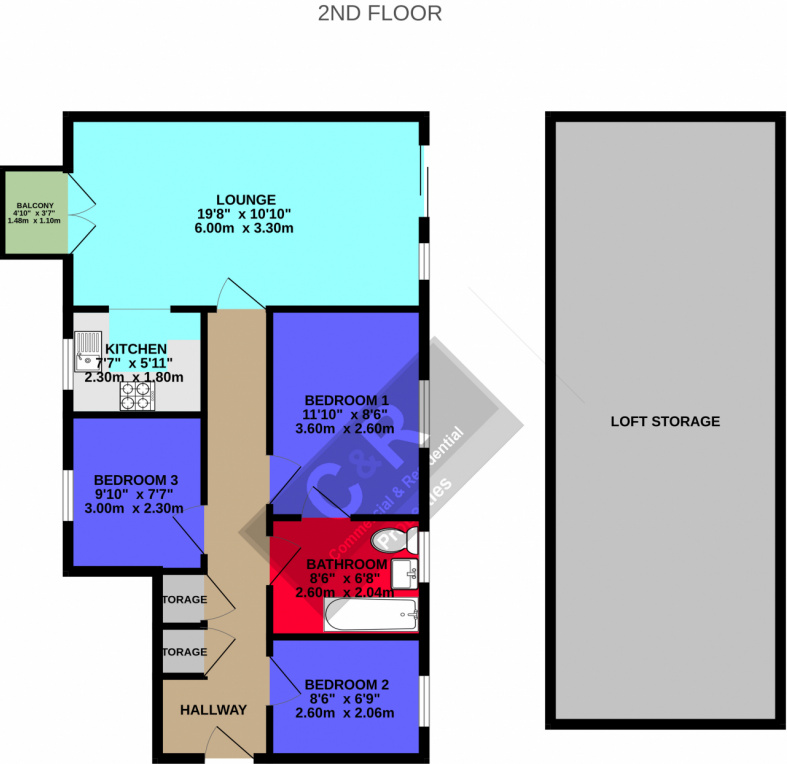
The property is set in landscaped grounds with a car park to the rear. The property comes with 1 parking space.

Tenure

Leasehold: Advised 150 years granted in 1994 Ground rent & service charge: Advised at £112.11 PCM and is payable to Riverside Housing EPC: 70 C

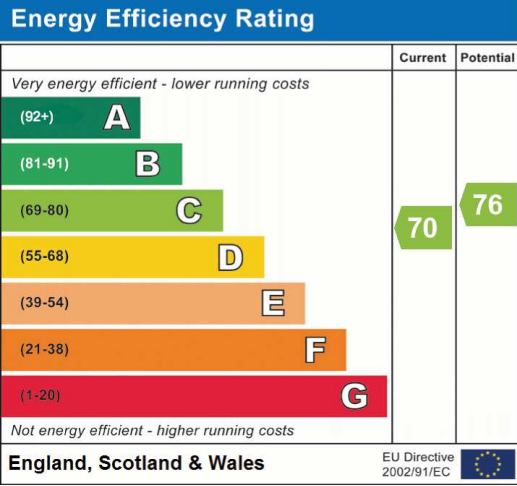
Agents Notes

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