



7 Holly Lodge 28 Clarendon Road, Sale, M33 2DX

£209,950

Property ONE

- Exquisite Penthouse Apartment
- Extremely Sought After Location
- Generous Double Bedroom with Ensuite Shower
- Family Bathroom with low-level suite
- Tenants in Situ
- Purpose Built, Gated Development
- Large Open-Plan Reception Room and Kitchen
- Second Double Bedroom
- Off-Road Allocated Parking
- Perfect Landlord Investment

THE PROPERTY

We're delighted to present this Penthouse Apartment located in a purpose-built, Gated Development on a residential street in Sale, a stones throw from Sale Moor Village boasting an Array of Amenities catering to every need.

In brief, the accommodation comprises: Entrance hallway leading from the communal stairwell, a Large Open-Plan Reception Room & Kitchen, Two Double Bedrooms with the principle bedroom boasting an Ensuite Shower Room, and a Family Bathroom with shower above the bath.

Externally, there is Allocated Off-Road Parking and Well-Maintained Communal Lawned Gardens.

The property is being sold as an Investment, with Tenants on a fixed term tenancy until April 2025, offering above 5% gross annual yield. The Tenant has expressed their desire to remain long-term, making this an ideal investment for a seasoned Landlord or one who's just starting out.

Don't Delay, Call our sales office today on 0161 511 5339 and arrange your viewing appointment.

