



Sartoria Court, Half Edge Lane

Manchester

HILLS

Offers Over £180,000

Sartoria Court

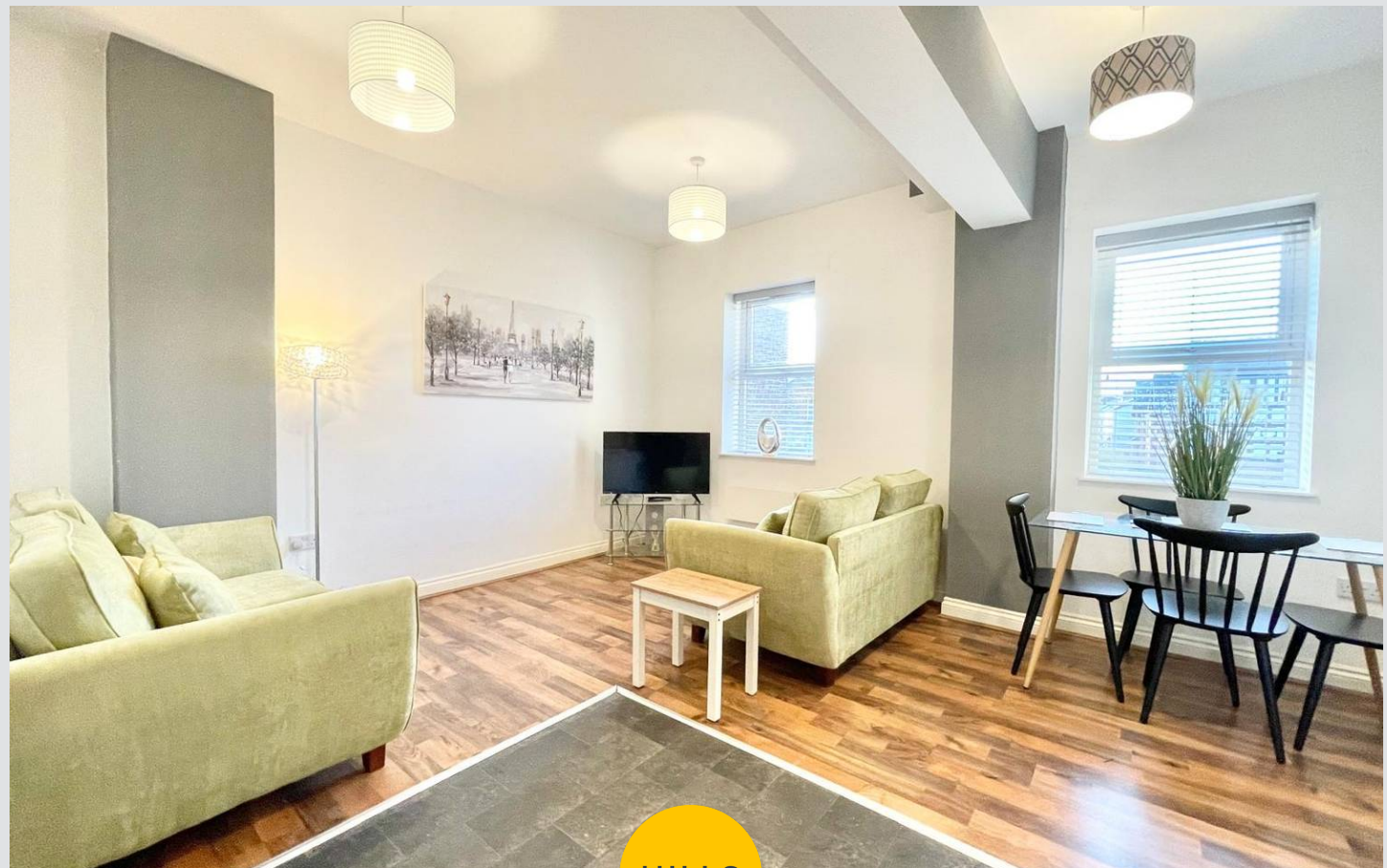
Manchester

Stunning contemporary apartment in period building between Monton Village & Ellesmere Park. Two bed, first floor with open-plan layout, modern kitchen, & prime location near amenities & transport links. Ideal for first time buyers & investors (8% yield potential).

Council Tax band: B

Tenure: Leasehold

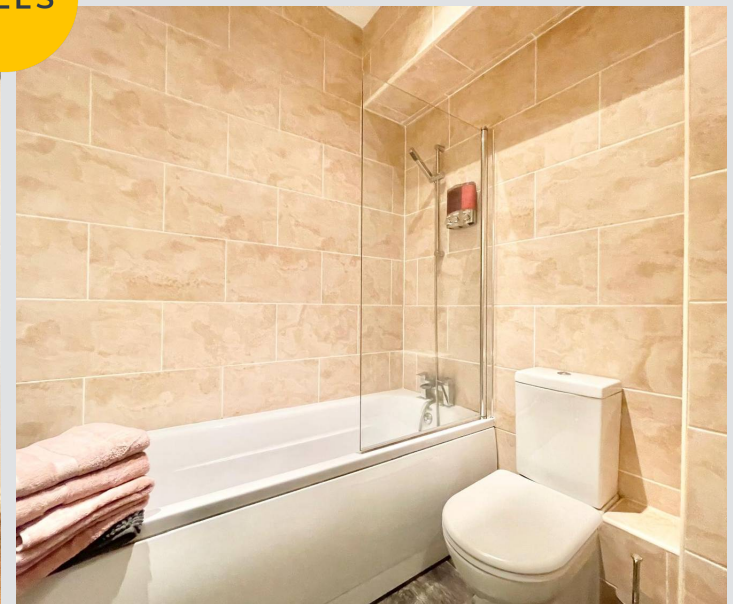
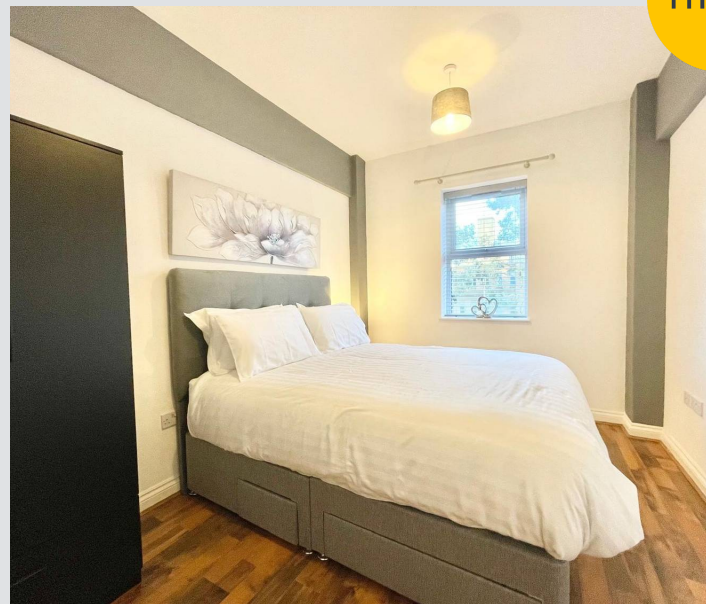
- Located Between the Desirable Monton Village and Tree Lined Streets of Ellesmere Park
- Beautifully Presented Throughout
- Open Plan Kitchen, Living and Dining Space
- Two Well Proportioned Double Bedrooms
- Three Piece Bathroom Suite
- Perfect First Time Buy or Investment Achieving 8.4% Yield with £1000 PCM Rent
- Surrounded by a Plethora of Amenities & Excellent Transport Links



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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.