

**Urmston Office**

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M41 0TZ  
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**Stretford Office**

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**Monoton Office**

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222 Monoton Road, Monoton  
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**18 Langcliffe Place Radcliffe Manchester M26 1QP**  
**£100,000**

BEING SOLD WITH A SITTING TENANT! HOME ESTATE AGENTS are thrilled to offer for sale this well presented, one double bedroom ground floor flat which is being sold with a tenant in situ. Generating an annual rental income of £7,800, a rent of £650.00pcm, and a long term tenant in place representing a net rental yield of 6.09%. The property comprises hallway, open plan lounge/dining and modern fitted kitchen, one double bedroom and a fitted shower room. With views to the rear of the River Irwell and located to the ground floor the property is well positioned. Allocated parking space for one vehicle is also included. To arrange a viewing, call HOME On 01617898383!

- BEING SOLD WITH A TENANT IN SITU!
- Overlooking River Irwell to the rear
- Modern fitted shower room
- One double bedroom flat
- Hallway with storage
- Allocated parking space
- Ground floor position
- Open plan lounge/dining and kitchen
- Popular, modern development in Stoneclough
- Current rent achieved of £650.00 pcm



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**Hallway 9'5 x 3'5 (2.87m x 1.04m)**

**Open plan living space 21'1 x 12'1 (6.43m x 3.68m)**

**Bedroom One 14'4 x 9'6 (4.37m x 2.90m)**

**Shower room 7'5 x 6'0 (2.26m x 1.83m)**

#### Tenancy details

Please note that this property is being sold with a tenant in occupation. The tenant has been residing at the property for approx. 3 years and has intentions of occupying the property on a long term basis. The current rental amount is £650.00 pcm.

#### Sales info

We are advised that the property is leasehold. The service charges are currently £1010.52 per annum from the 1st September 2024. The current annual ground rent is £100.00.

We are advised that the current council tax band is band A.

The current EPC rating is C.

#### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in

this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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Registered Address: Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers: Monton - 9262084, Urmston - 04331861, Stretford - 08259553



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## Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 42.0 sq. metres (451.7 sq. feet)

| 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 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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