



Mill Lane, Macclesfield

£122,500

**BELVOIR!**



## Key Features

- > Buy to Let Investors Only
- > Currently Tenanted on AST
- > 6.3% Potential Gross Yield
- > Resident & Visitor Parking
  - > Local Amenities Nearby
  - > Close to Town Centre
- > Short Walk to Train Station
- > Tenure: Leasehold (980yrs remaining)
  - > EPC rating D



## Buy to Let Investors Only.

**Stylish One Bedroom apartment situated on the top (second) floor of a three-storey building consisting of only six apartments.**

Located close to local amenities whilst being just a short walk from the town centre and transport links, the property also benefits from resident and visitor parking within a courtyard style setting.



The property is tenanted on an Assured Shorthold Tenancy with a fixed term until 4 May 2025, and with a current rent of £650 per month, providing an estimated gross yield of 6.3%.

In brief, the accommodation is accessed via an external staircase leading to a secure communal door shared between the two apartments on that floor, entering into the hallway where the apartment entrance door is located. The apartment hallway provides access to the Lounge, Kitchen and Shower Room.

The Lounge is well proportioned and features a large Georgian style window with internal secondary glazing and floor to ceiling built-in cupboard.

The spacious Double Bedroom adjoins the Lounge and features a large Georgian style window with internal secondary glazing and benefits from floor to ceiling built-in wardrobes.

At the other side of the hallway sits a well-appointed Kitchen including a gas hob, electric oven and extractor, along with spaces for an under-counter fridge and washing machine.

The Shower Room consists of a shower cubicle with rain effect shower head, back to wall WC and pedestal wash basin.

To the outside is courtyard style car parking for both residents and visitors.





The property is warmed by Gas Central Heating.

Tenure: Leasehold (980 years remaining).

Annual Ground Rent: £40

Monthly Service Charge: £63

Council Tax Band A.

Mobile Coverage (information via Ofcom website): Coverage is Likely for EE, O2, Vodaphone and Three.

Broadband (information via Openreach): Standard and Ultrafast Full Fibre Broadband available.

Flood Risk: Very Low.

### **Disclaimer**

*Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to a Mortgage advisor for help with finance. If you require a solicitor to handle your purchase, we can refer you on to a local solicitor. We may receive commission on referrals.*

*We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise.*

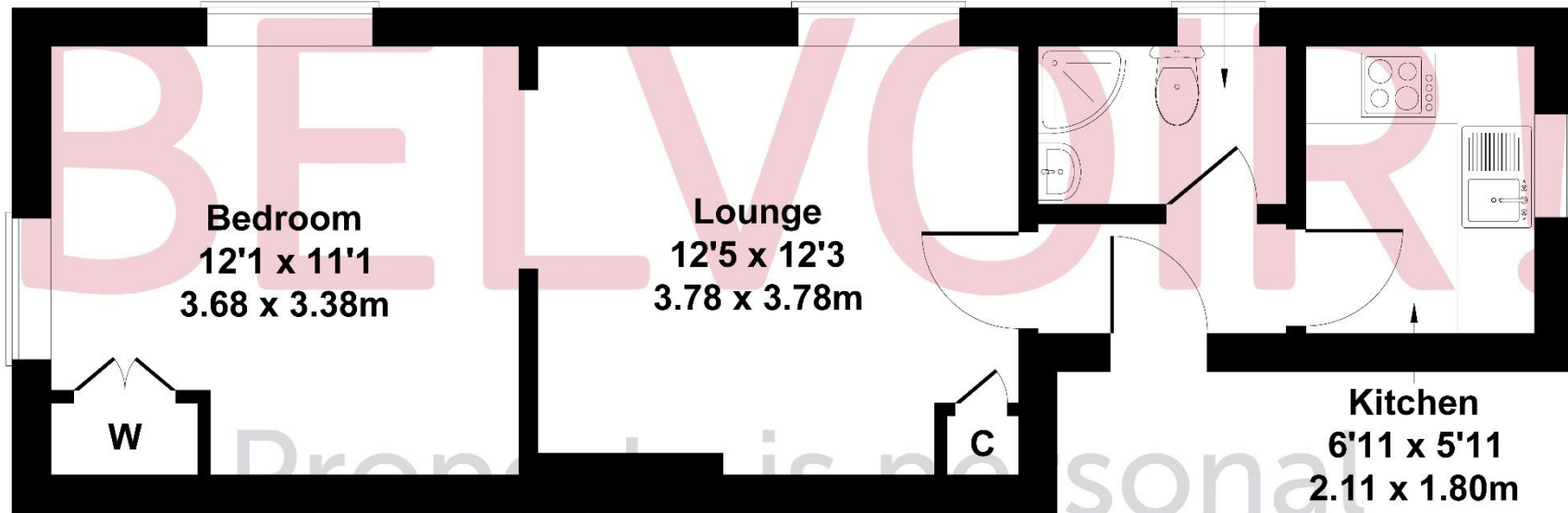
*Please note that as this property is Leasehold, it is subject to covenant restrictions and currently has a sitting tenant on an Assured Shorthold Tenancy. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.*





Approximate Gross Internal Area  
376 sq ft - 35 sq m

Shower Room  
6'5 x 4'7  
1.96 x 1.40m



Not to Scale. Produced by The Plan Portal 2024  
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