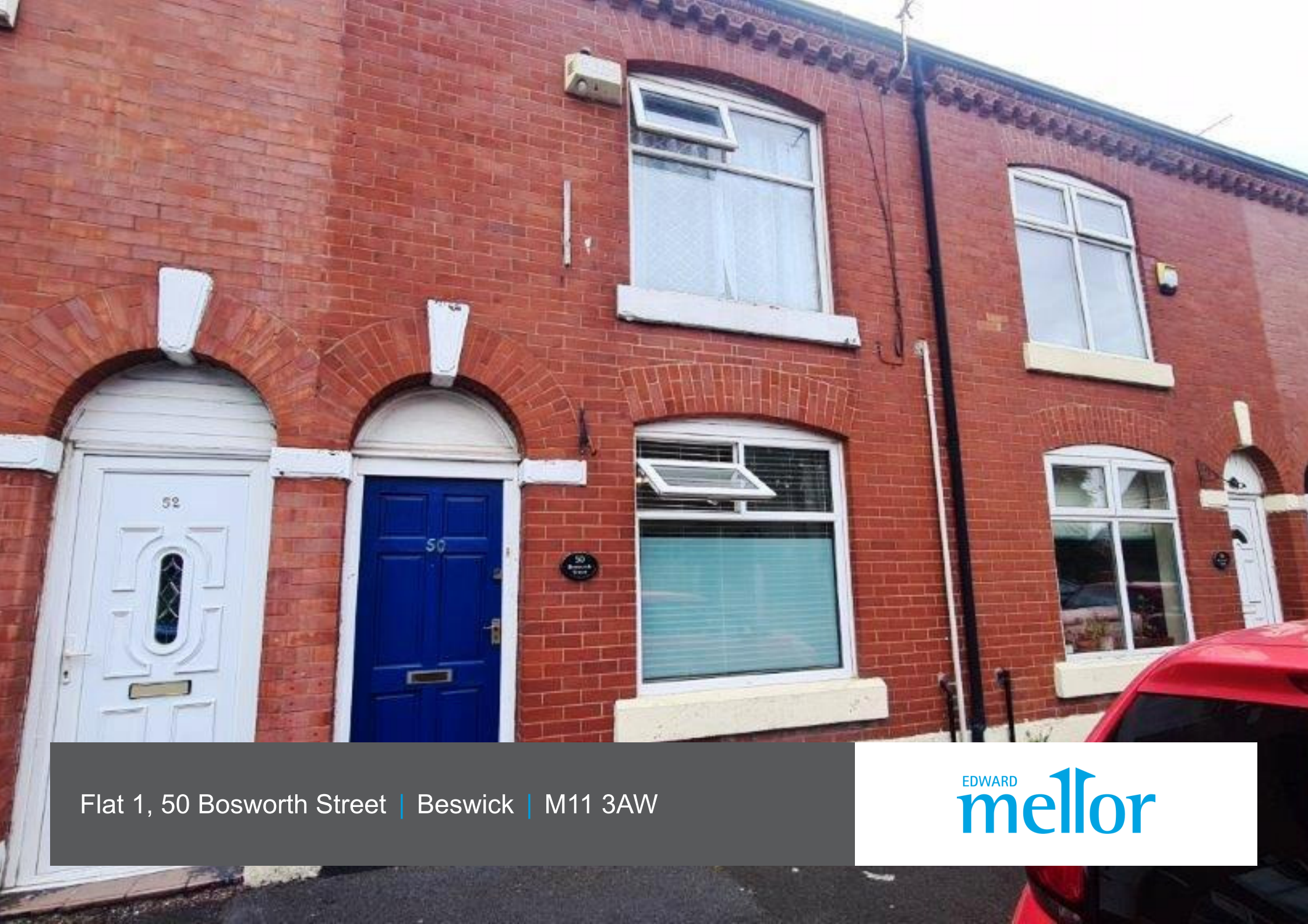
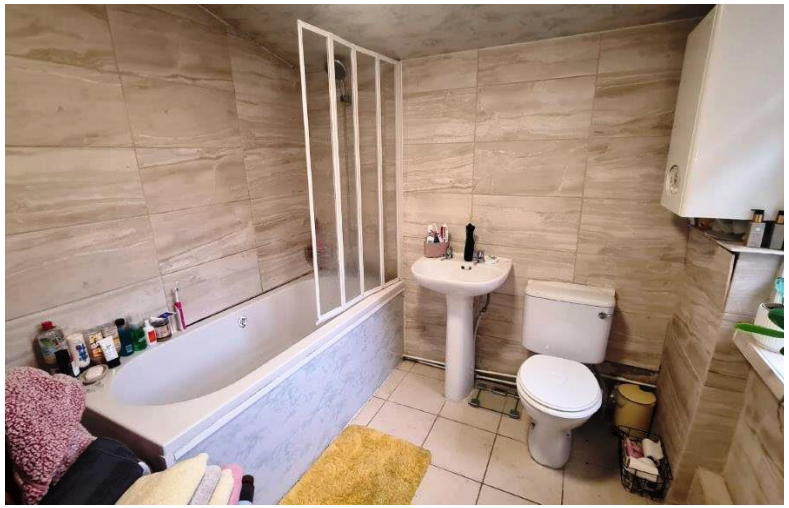


Flat 1, 50 Bosworth Street | Beswick | M11 3AW

EDWARD mellor

Flat 1, 50 Bosworth Street | Beswick | M11 3AW

Starting Bid £62,000



TO BE SOLD BY ONLINE AUCTION ON 26TH OCTOBER 2022 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Flat 1, 50 Bosworth Street, Beswick, M11 3AW.

Lovely ground floor flat. Hall, lounge, **contemporary kitchen with built in oven and hob**, double bedroom and **modern bathroom**. Rear yard leading to a **communal garden area**. Gas central heating, double glazing. Vacant possession. **Close to the Etihad Sports Complex** which houses the Regional Arena & National Squash Centre, Manchester Tennis & Football Centre and the Velodrome.

Additional Information

Around the Etihad Stadium, there are also plans for a high-density commercial frontage along Alan Turing Way and a mixed-use development including hotels, retail, food and beverage outlets as well as more homes.

St Brigid’s Primary School and The East Manchester Academy provide local schooling options close by.

Rental values in the area are in the region of £650pm giving it a great potential yield of 10-12%.

Aiming to open in December 2023, **Co-op Live** will be a 23,500 capacity arena in East Manchester that will host the world's greatest concerts and gigs making the flat an ideal Airbnb.

EPC: C

Council Tax Band: A

Tenure: Leasehold

Years remaining on the lease: 981

Auction consultant dealing with this property

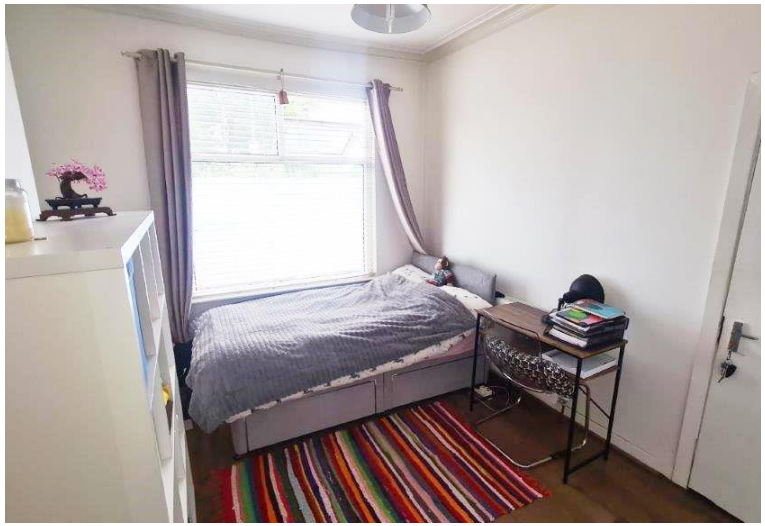
Andrea O'Brien

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

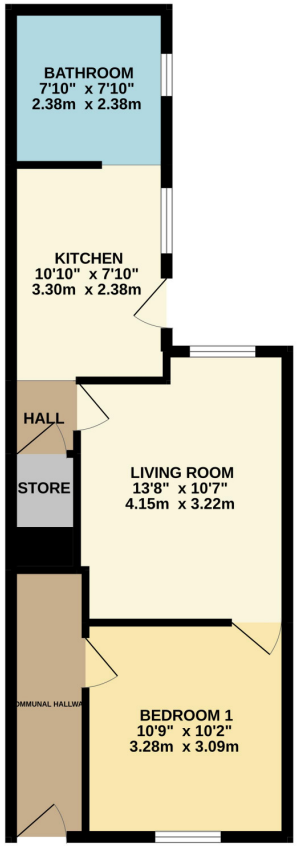
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.edwardmellor.co.uk

Important Information

- Council Tax Band: A
- Tenure:Leasehold
- Years Remaining on the Lease : 981 Years
- Annual Ground Rent: £8

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
T: 0161 443 4740
E: auction@edwardmellor.co.uk

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