



**1104 City View, Highclere Avenue
Salford M7 4ZU**

Offers In The Region Of £95,000

**** CASH INVESTMENT OPPORTUNITY ****

Hyde Estates are pleased to offer this two bedroom 11th floor apartment for sale. Currently generating an annual rental income of £12,600. This attractive investment opportunity generates an excellent yield before disbursements of over 10%.

The apartment is served by a lift and benefits from gated residents parking, fabulous panoramic views of Manchester City Centre and is ideally located close to public transport links into the city for commuters or those wanting to enjoy the many amenities this area has to offer.

Briefly comprising; entrance hall, open plan living room and kitchen, two double bedrooms and bathroom.



Accommodation

Comprising; entrance hall with door entry phone, utility cupboard with plumbing for a washing machine, open plan living area with excellent views over Manchester. The fitted kitchen features an integral electric oven, hob, overhead extractor hood together with space for an under counter fridge and freezer. The bathroom is fully tiled and features a bath with electric shower, glass shower screen, low level WC and pedestal wash basin. Both bedrooms can accommodate a double bed and freestanding bedroom furniture.

Room Measurements

Living room / kitchen: 23' 10" x 13' 2"

Bedroom 1: 13' 11" x 7' 7"

Bedroom 2: 11' 11" x 9' 6"

Bathroom: 7' 2" x 6' 6"

Gardens

Tended communal gardens with gated residents parking.

Additional Information

The property is serviced by wall mounted electric heaters and uPVC double glazing.

Tenure

We understand from the vendor that the property is Leasehold subject to a 999 year lease which commenced in January 2003 with an annual ground rent of £100.

Service Charge

We understand that the each flat pays £1,323 on a biannual basis.

Management company - Edge Property Management - admin@edgepmc.com

Council Tax

Salford City Council, Band A.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB