



**G02 City View, Highclere Avenue
Salford M7 4ZU**

£105,000

Hyde Estates are pleased to offer this two bedroom ground floor apartment for sale. Ideally suited to first time buyers and investors alike with an estimated rental value (ERV) of £12,000 per annum potentially generating an attractive yield in excess of 10% before disbursements.

Located in a gated development close to Manchester City Centre with excellent public transport links into for commuters or those wanting to enjoy the many amenities Manchester has to offer.



Accommodation

Comprising; entrance hall with door entry phone, utility cupboard with plumbing for a washing machine, open plan living area complete with fitted kitchen, featuring integral electric oven, hob, overhead extractor hood and integrated fridge, separate freezer and dishwasher. The bathroom is part tiled and features a bath with electric shower, glass shower screen, wc and washbasin. Both bedrooms can accommodate a double bed and freestanding bedroom furniture. The apartment block has lift access to all floors and benefits from allocated residents parking with fob entry system.

Room Measurements

- Living room: 16'9" x 10'1"
- Kitchen: 13'5" x 6'6"
- Bedroom 1: 13'9" x 9'8"
- Bedroom 2: 13'7" x 7'7"
- Bathroom: 6'9" x 6'5"

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.

Council Tax

Salford 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions		
(92-101) A	(92-101) A		
(81-91) B	(81-91) B		
(69-80) C	(69-80) C		
(55-68) D	(55-68) D		
(43-54) E	(43-54) E		
(31-42) F	(31-42) F		
(11-30) G	(11-30) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		
67	81		
England & Wales	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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