



**36 Martingale Court, Knightsbridge Park, Cheetham Hill
Manchester M8 0AR**

Asking Price £130,000

Hyde Estates are pleased to offer this two bedroom first floor apartment for sale. This excellent investment opportunity is currently tenanted, generating an annual income of £10,740 (£895pcm) equating to a gross yield in excess of 8%.

Offered with allocated parking and conveniently situated just off Cheetham Hill Road with excellent public transport links to Manchester City Centre which is only a short 5 minute drive away. The property features spacious living accommodation and a Juliet balcony from the living room.



Accommodation

The accommodation briefly comprises; entrance hall, living room with Juliet balcony and double doors to the kitchen. The kitchen features a range of wall and base mounted units with contrasting working surfaces, integral four ring gas hob, electric oven/grill, extractor hood, stainless steel sink and drainer with mixer tap. There are two double bedrooms and a partly tiled family bathroom with three piece white suite of; wc, washbasin and bath with overhead shower and shower screen.

Room Measurements

Bathroom: 5'4" x 4'

Bedroom 1: 11'8" x 8'4"

Bedroom 2: 10'3" x 8'3"

Living room: 16'9" x 12'1"

Kitchen: 12'6" x 5'3"

Additional Information

The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows throughout.

Service Charge

We understand that each apartment pays £410 per quarter.

Tenure

We understand from the vendor that the property is Leasehold subject to a 150 year lease circa 2003 and an annual ground rent of approximately £207.

Council Tax

Manchester Council, Band A.

Fixtures & Fittings

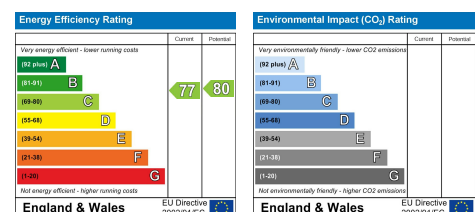
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

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

Disclaimer

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