



LINCOLN GATE



Apt 605 Lincoln Gate, 39 Red Bank, Green Quarter, Manchester, M4 4AD

ONLINE VIEWING TOUR OR PHYSICAL VIEWINGS AVAILABLE - https://www.youtube.com/watch?v=_aHzzOnJ-tM

CASH BUYERS ONLY. Investment Opportunity with 7% gross yield.

Jordan Fishwick are pleased to offer for sale this 6th floor, one bedroom apartment in the Lincoln Gate building, part of Manchester's popular Green Quarter. The apartment briefly comprises of: entrance hall, living room with access to separate kitchen, bedroom and bathroom. There is also a storage cupboard in the hallway housing the water tank. EPC Rating B.

The apartment is rented £675 PCM offering the lucky buyer instant rental income. 7% gross rental return.

Price £115,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Laminate flooring. Cupboard housing water tank and storage. Intercom system.

Living Room

16'4" x 11'0"

Laminate flooring. Ceiling light. Wall mounted electric heater. TV and telephone point.

Kitchen

9'0" x 6'11"

Range of wall and base units with worktop over. Freestanding washing machine and fridge with freezer box. Cooker with hob over and extractor above. Ceiling light. Tiled splashback.

Bedroom

18'5" x 8'11"

Fitted carpet. Ceiling light. Wall mounted electric heater.

Bathroom

Low level W/C. Bath with mixer shower over. Pedestal sink with mixer tap over.

Externally

Lifts to all floors. Secure fob entry.

Additional Information

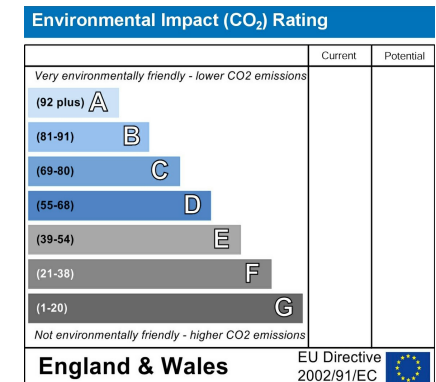
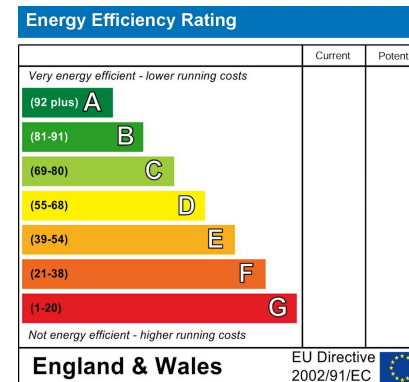
Service charges - £1,749.88 per annum

Lease - 999 years from 2003

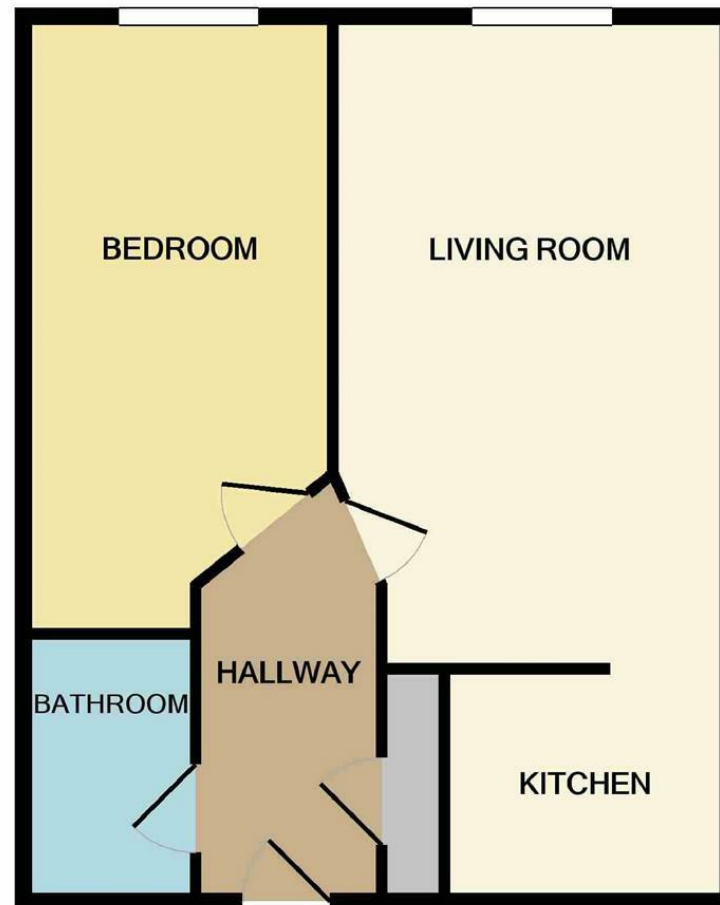
Ground rent - £100 per annum

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. 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. The 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 guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







Measurements are approximate. Not to scale. Illustrative purposes only
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