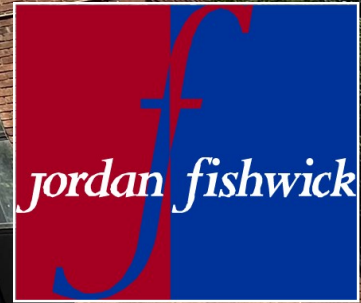




westpoint



# Apt 407 Westpoint, 501 Chester Road, Old Trafford, Manchester, M16 9QN

\*Investment opportunity for a cash buyer! Currently generating £819 per month (including the bills) giving a 9.82% gross yield - projected to increase to £900 per month from Sept 24.\*

Jordan Fishwick are pleased to offer for sale this well presented STUDIO apartment on Chester Road, just a stones throw away from Central Manchester. The apartment is compact, yet comfortable with stunning views over the nearby greenery. The apartment has a fitted kitchen, fitted wardrobes, and a well presented shower room. On site facilities include concierge, lounge and resident only gym. EWS1 IN PLACE.

## Price £99,950

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Studio

16'5" x 14'1"

Range of wall and base units with worktops over. Sink with mixer tap. Fridge with freezer box. Cooker with hob and extractor over. Fitted wardrobe.

### Shower Room

Fully tiled shower suite. Shaver point. Low level W/C. Sink with mixer.

### Externally

Laundrette. Concierge. Lounge. Gym. Bike storage. Lifts to all floors.

### Investment Details

Rental Income - £819 per month (including bills)

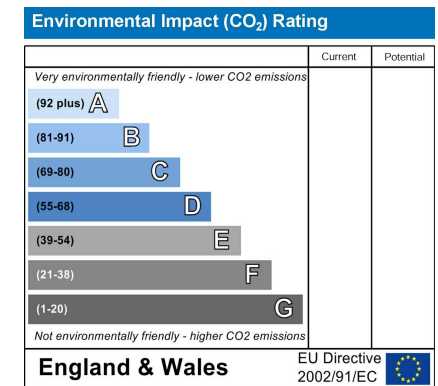
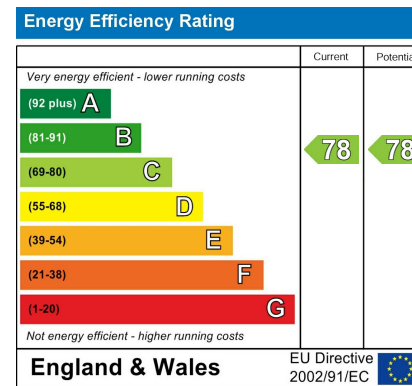
Ground rent - £250 per annum

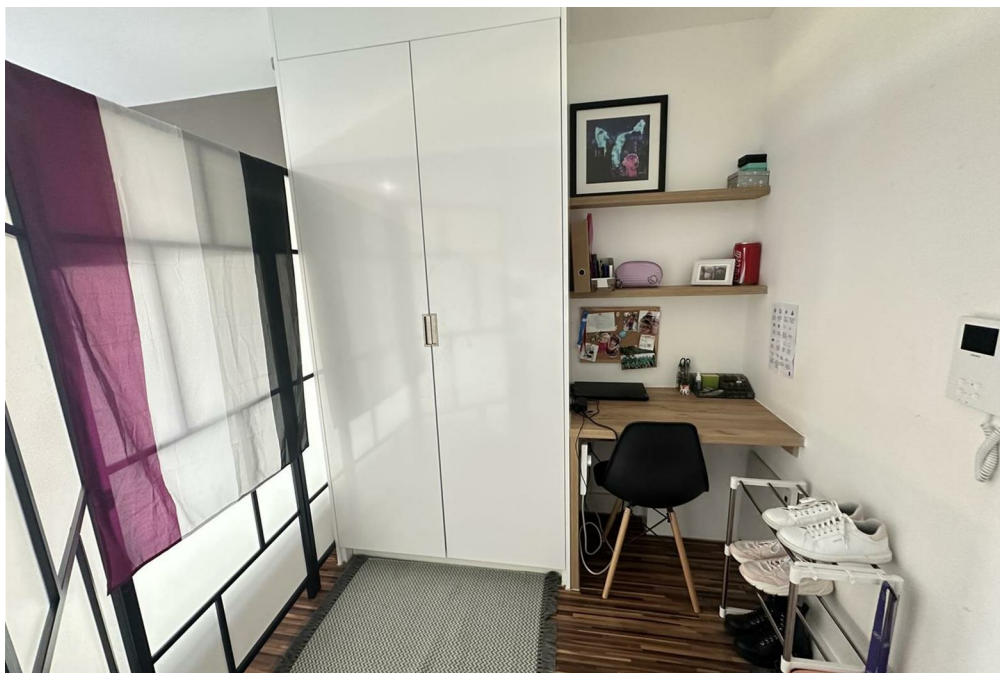
Lease - 250 years from February 2019

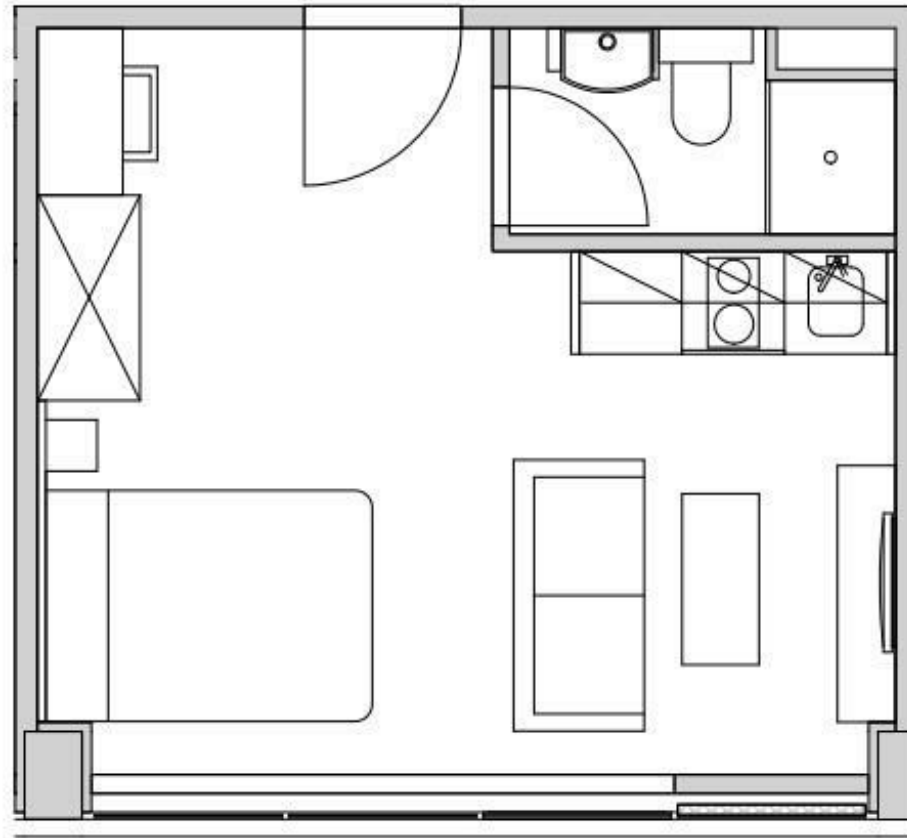
Service charges - £2000 per annum

Managing agents - Manchester Apartments

Net yield - 7.57%







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

