





# Apt 602 Jefferson Place, Fernie Street, Manchester, M4 4BL

Investors Only. Tenanted till December 2026 @ £875pcm. Gross Yield 7.7%.

This 6th floor STUDIO apartment which is located in The Green Quarter close to Victoria Station is a great first time buyer or investment purchase, Entrance hall with deep storage cupboard, luxury bathroom with shower attachment and tiled walls and floor, the main reception room has laminate flooring, bed area and kitchen space with hob and sink unit. This room has a double glazed window and Juliet balcony doors. No Chain. MORTGAGE BUYERS WELCOME due to mortgage companies lending criteria amendments following the Building Safety Act 2022. Full Funding from Developer in Place.

## Price £135,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Entrance Hall

Deep storage cupboard housing hot water system and plumbing for washing machine

#### Bathroom

7'0" x 8'11"

A luxury bathroom with tiled walls and floor, chrome heated towel rail. The bath has a shower over it, wash hand basin and w.c

#### The Studio

this open plan room has laminate flooring and electric heaters.

#### Kitchen

7'3" x 12'2"

double glazed window, wall and base units, sink, hob, dishwasher and fridge.

#### Bed Area

8'1" x 6'9"

recessed in the corner

#### Living Area

12'11" x 10'9"

Juliet balcony and T.V points

## Additional Information

Service Charge £1,308.84 pa

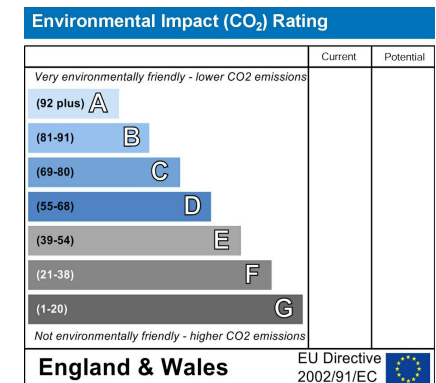
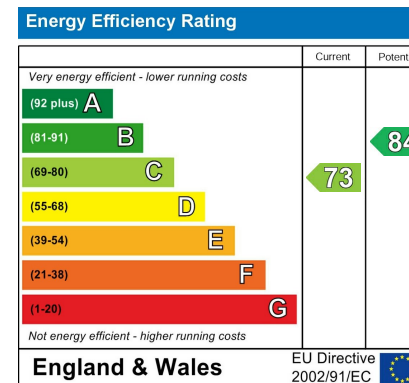
Buildings Insurance £333.54p pa

Lease 150 Years from 2005

Ground Rent £250 pa

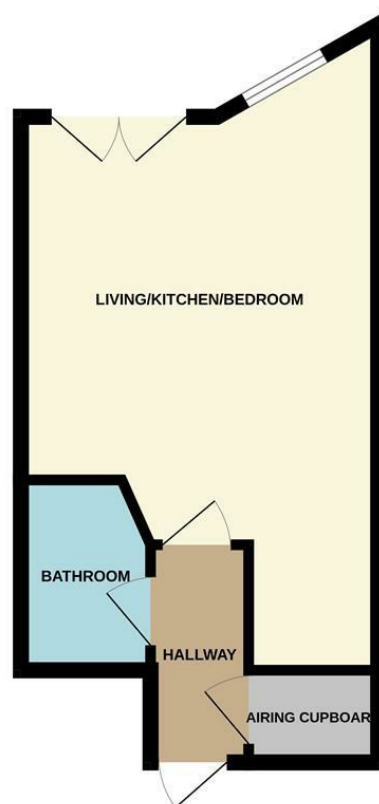
## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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