



16F Elder, Lawnhurst Avenue, Manchester, M23 9RY

£180,000

www.jordanfishwick.co.uk





Jordan Fishwick

- Two Bedroom Apartment
- Modern Kitchen & Bathroom
- Moments Away From Metro Stop
- Potential rent £1100 / 7% Gross Yield
- Council Tax Band B
- Ground Floor Flat with Allocated Parking
- Updated Electric Heating System
- 125 year lease from 2006
- EPC Rating D

Modern refurbished two bedroom GROUND FLOOR apartment, situated within the ever popular Lawnhurst Avenue development. Only moments away from the local tram stop and within easy access to the motorway links. Having undergone improvements in recent years including updated heating system, plus refitted kitchen and bathroom.

The accommodation comprises briefly; communal entrance hall with intercom system, private entrance hall with large store cupboard, a good size lounge with French doors leading out onto the communal gardens, modern fitted kitchen with appliances. Two good size bedrooms, the main bedroom benefiting from French doors also to the gardens, modern fitted three-piece bathroom suite with electric mains shower. Electric heating. UPVC double glazed windows. Allocated parking. EPC Rating D. Council Tax Band B. Potential rent: £1,100, Gross Yield of 7%

£180,000



Lease Details

Communal Entrance Hall

Entrance Hall

Lounge/Kitchen 19'8" x 10'9" (6.0m x 3.3m)

Bedroom One 13'1" m x 13'1" max (4.0 m x 4.0m max)

Bedroom Two 8'6" x 7'6" (2.6m x 2.3m)

Bathroom 8'10" x 8'2" (2.7m x 2.5m)

Outside





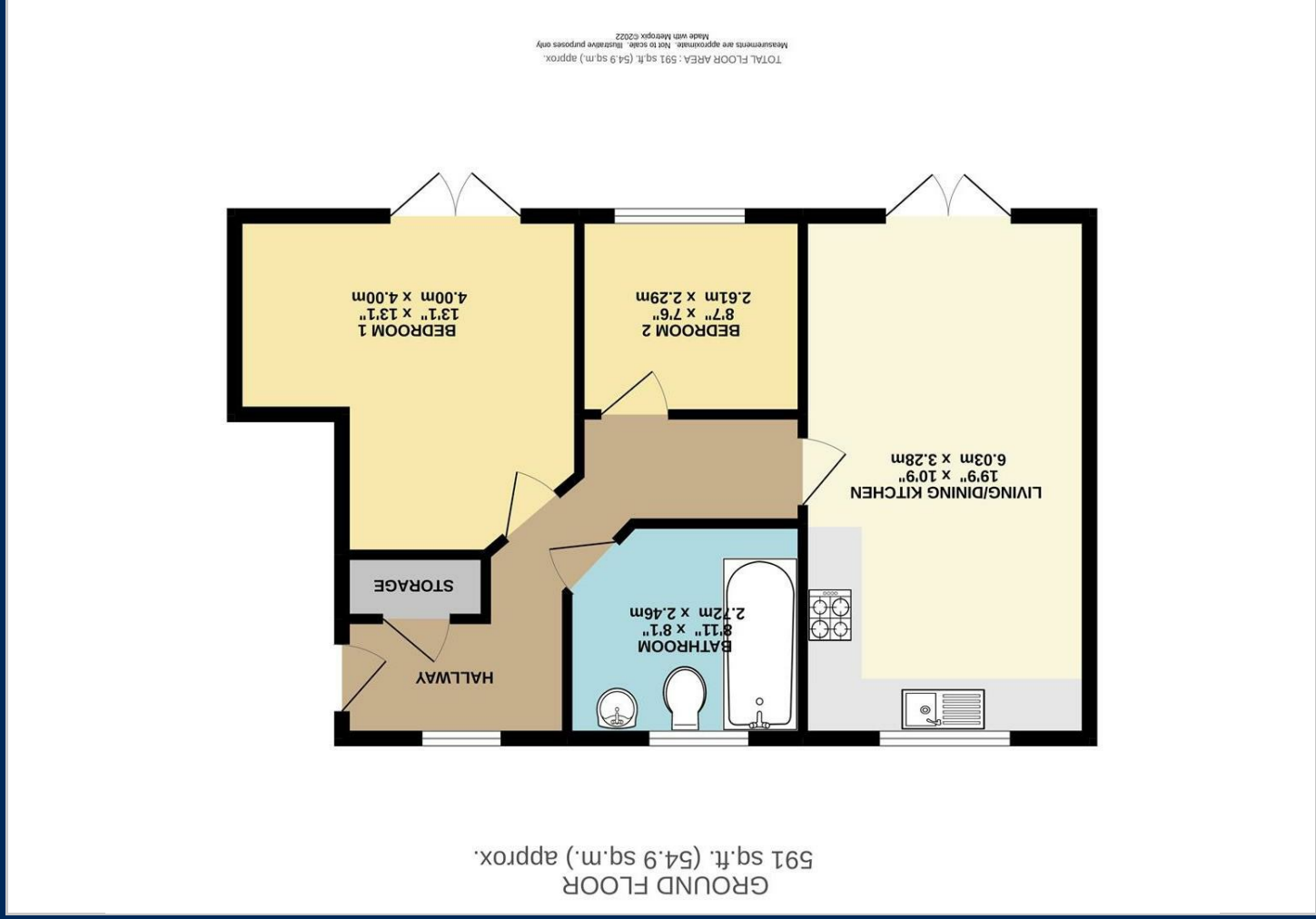
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Why take a risk?
Sell Smarter







Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Potential
80	63
Very energy efficient - lower running costs (92 pts) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Fair energy efficiency (55-68) D	
Poor energy efficiency (39-54) E	
Very poor energy efficiency (21-38) F	
Extremely poor energy efficiency (1-20) G	
Not energy efficient - higher running costs (1-20) G	

England & Wales
EU Directive 2002/91/EC

Energy Performance Graph

