



Investor opportunity
Approx. net yield 6.75%



Investment opportunity!
Salford, M50 2BA

Asking Price £157,500

- Fantastic location within Media City
- Close to shops; restaurants; local amenities
- Open plan kitchen, dining, lounge
- Ground rent: 326.60 pa
- Available with good rental history
- Moments to the tram
- Service Charge : £3,565.84 pa
- Master en-suite double bedroom
- 235 years remaining on lease
- History of a high occupancy rate

PROPERTY SUMMARY

NO CHAIN, TENANT IN SITU - achieving £1210 pcm - ideal for investor landlords. A fantastic modern and spacious two double bedroom apartment located in the impressive area of Media City in the heart of Salford Quays. Located near the ITV and BBC studios and local universities, the apartment is ideal for professionals and students in the area, though not exclusively.

This stylish apartment comprises: Entrance hall; impressive 'light and bright' open plan kitchen, lounge and dining area; master bedroom with en-suite shower room; a further fantastic double bedroom; main bathroom. Externally there is a bike store and amenities on your doorstep. This apartment has a great rental history with a high occupancy rate. Floor plan and room descriptions to follow. EPC Rating:- B.

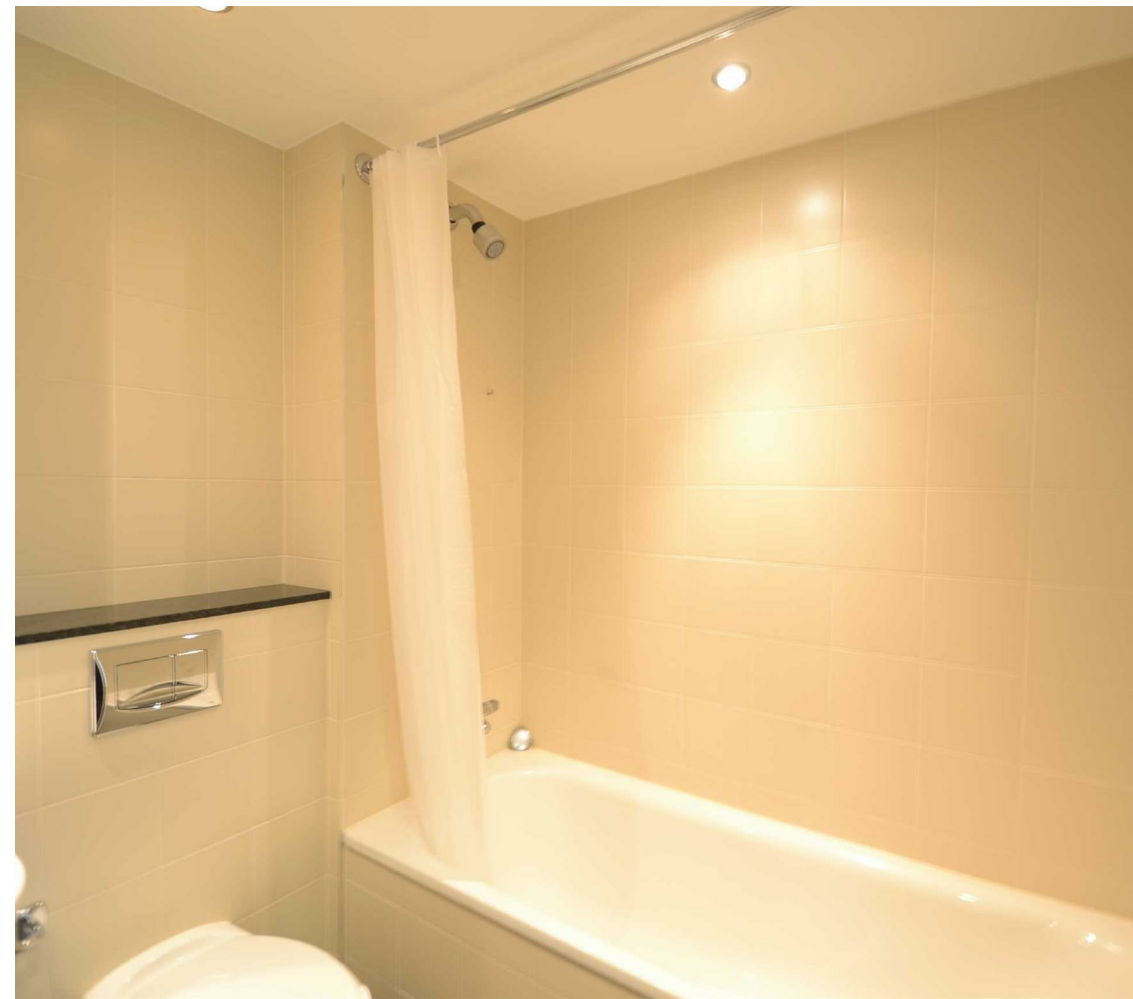
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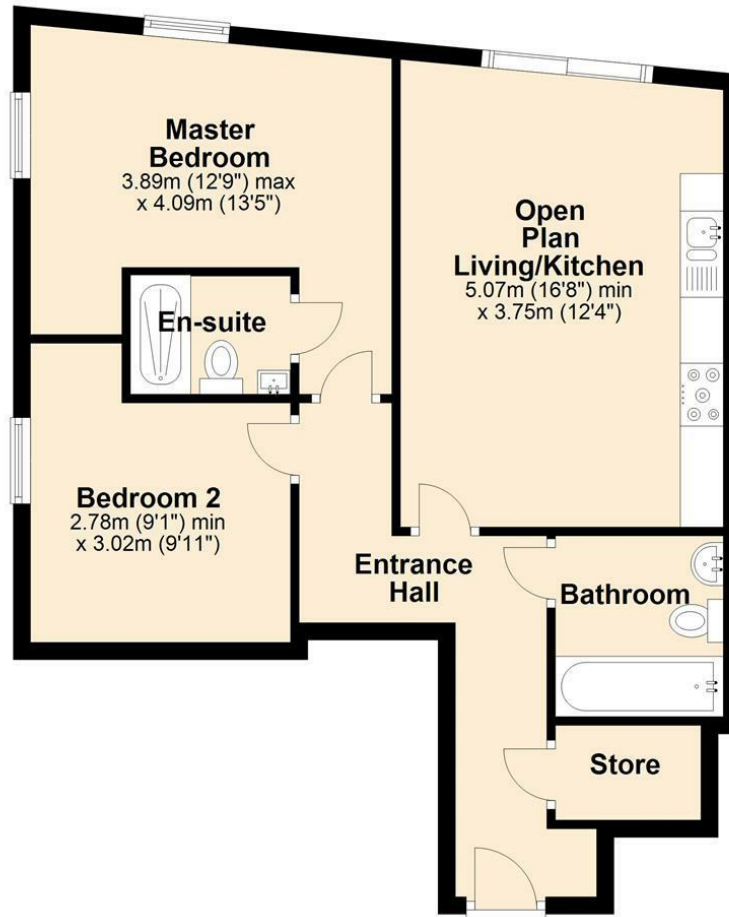


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Ground Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.
Plan produced using PlanUp.

Council Tax Band:

Tax Band D

Tenure:

Leasehold

Local Authority:

Salford City

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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