
jordan fishwick

Apt 5 151 Broughton Lane, New Broughton, Salford, M7 1UE

This superb one bedroom third floor (top) apartment is located 1.3 miles from the city centre on a popular development close to shops & amenities. Layout comprises of- entrance hall with large storage cupboard with housing for washing machine, living room which has Juliet balcony, open to the kitchen which has oven & Hob. Double bedroom with large fitted wardrobes. Shower room with wash hand basin and w.c Parking included. Great Investment or FTB

Guide Price £60,000

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

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Laminate flooring with deep storage cupboard housing hot water system and plumbing for washing machine

Living/Kitchen

20'0" x 9'4"
Upvc double glazed patio doors opening to Juliet balcony. Laminate flooring, tv and electric heater. The kitchen has white high gloss wall and base units with sink.

Bedroom

9'5" x 8'4"
Upvc double glazed window, laminate flooring, fitted sliding wardrobes, electric heater

Shower Room

6'5" x 4'9"
Upvc double glazed window. Walk in shower cubicle, wash hand basin and w.c

Externally

Parking to the rear

Additional Information

Service Charges £3566.34 pa

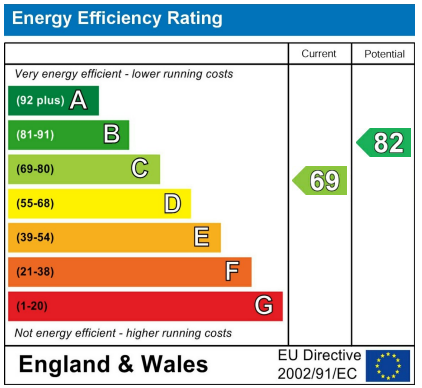
Lease 250 Years From 2010
Ground Rent £100 pa. Deed of variation can be applied for after completion.
Building Managed By IPM.

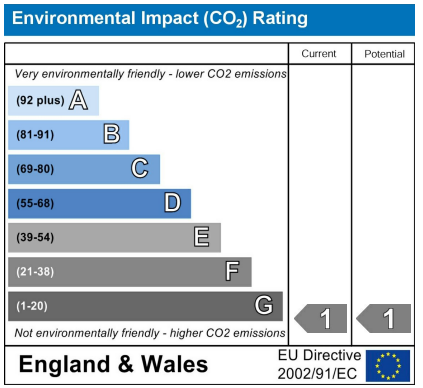
Agents Notes

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.
This property may come under a Non-qualifying leaseholders , these are owners who do not benefit from the leaseholder protections under the Building Safety Act 2022, meaning they can be held responsible for uncapped costs to fix unsafe cladding and fire safety defects in their buildings, as they own multiple properties. Please check with your lender prior to viewing.

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 where 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.





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A 1 bedroom apartment in New Broughton with parking.

A great investment opportunity providing an 18% gross rental yield.

IMPORTANT INFORMATION: All figures are illustrative and should be independently verified. This flyer is marketing information, not financial, tax or legal advice.

SALE PRICE
£60,000

RENTAL VALUATION
£900 PCM

GROSS RENTAL YIELD
18%

INVESTMENT SCENARIO:

PURCHASE PRICE:	£60,000
DEPOSIT (25%):	£15,000
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£206.25
EST ANNUAL RENT:	£10,800
NET RETURN	£8,325

ANNUAL SERVICE CHARGE, GROUND RENT AND AGENTS FEES NOT INCLUDED







GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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

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