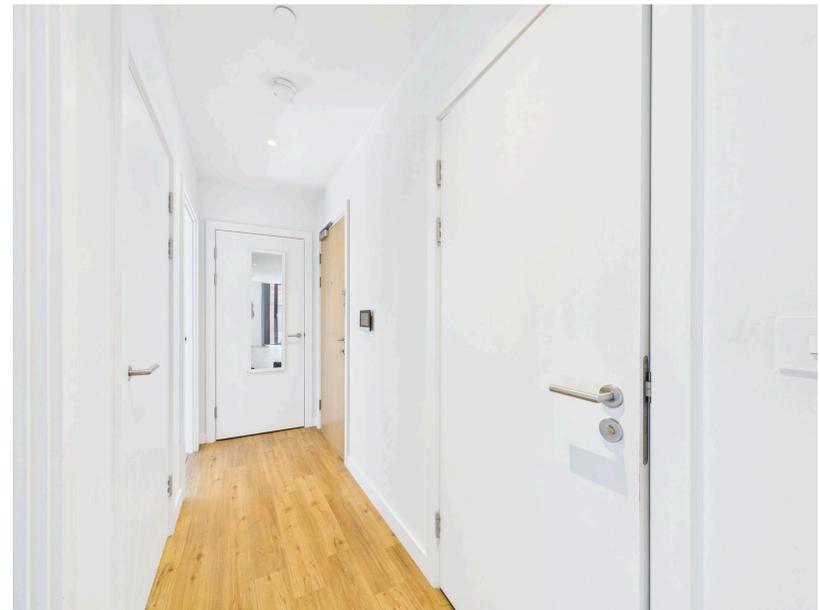




Mount Yard, 2 Old Mount Street M4

Guide Price £300,000

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Mount Yard, by renowned developers FEC forms part of the Angel Meadows development, close to Manchester City centre.

This purpose built development is finished to a high standard throughout, and benefits from on site concierge, communal area's and use of a residents gym (this is located off site)

A superb opportunity to purchase an investment property which is currently let at £1700 PCM until December 2025 giving a 6.27% yield.

Comprising of : Secure communal entrance with lifts to all floors, private entrance hall with storage cupboard, spacious open plan corner aspect living and kitchen area with integrated appliances, two double bedrooms with the main being en-suite and a further bathroom.

Sold with NO CHAIN.

Leasehold & Material Information

Tenure: Leasehold

Service Charge: £2838.75

Ground Rent: £225

Lease: 250 years from 6th July 2018

Council Tax Band: D - Manchester City Council

Management Company: Found

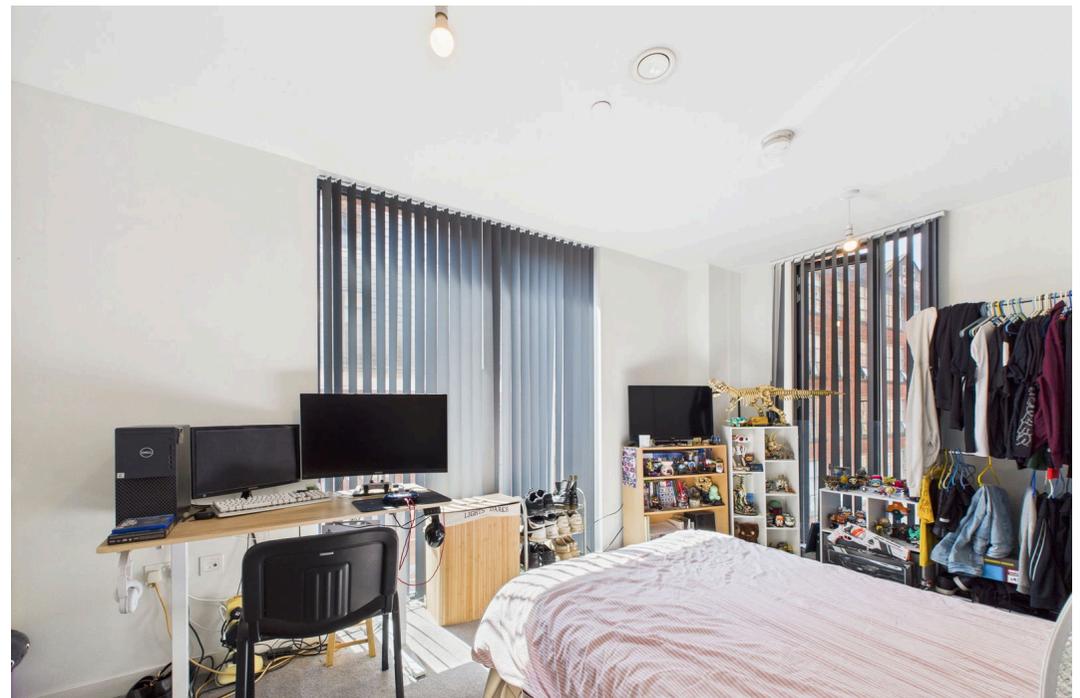
Parking : NO PARKING

Broadband : FTTP Connection available, line active

Water : Connect to mains water and drainage, supplied by United Utilities on a meter

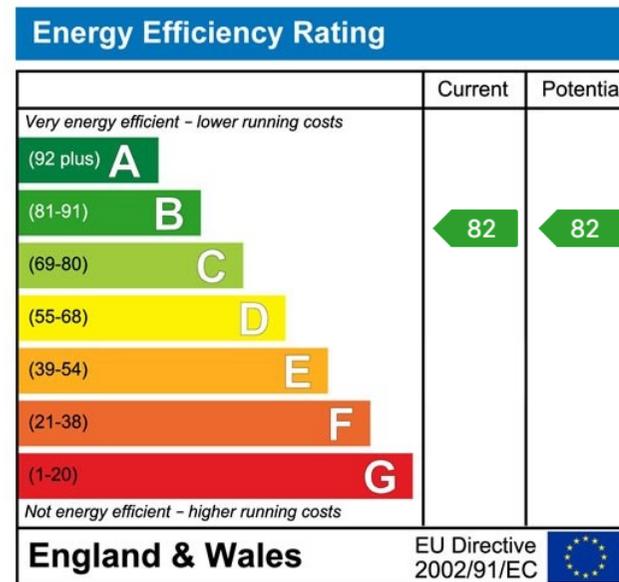
Electricity : Connected to main electric, supplied by OVO Energy

Construction : EWS1 in place





- Third Floor
- Investment
- Let at £1700 PCM
- Corner Aspect
- Bright & Airy
- Close To Local Amenities
- No Chain
- Two Bedrooms
- Two Bathrooms
- Spacious Living Area



UK Offices | Canary Wharf - E14 | Nine Elms - SE1 | Royal Docks - E16 | Bow - E3 | Hayes, Middlesex - UB3 | Manchester - M2

International Offices | Dublin | Abu Dhabi | Hong Kong | Singapore

