
jordan fishwick

Apt 217 The Assembly, 1 Cambridge Street, Manchester, M1 5GB

We are pleased to have for sale this high specification one bedroom apartment on the 8th floor of the Assembly development located on Cambridge street. The property comprises of an entrance hall, contemporary bathroom, modern kitchen with integrated appliances, spacious double bedroom. The property benefits from a balcony with stunning views, communal garden and concierge. Tenanted - On A Rolling Contract. No Chain. Mortgage Buyers Welcome.

Asking Price £197,000

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

Entrance Hallway
Leads to all rooms,

Kitchen / Lounge
22'1" x 14'2"
Range of wall and base units with complimentary kitchen worktop, integrated oven / hob, fridge / freezer, extractor fan and dishwasher, under cabinet lighting. The spacious lounge has wooden flooring, spot lighting, T.V access points, electric heater, access to balcony through lounge.

Bedroom
11'3" x 10'5"
Fitted carpets, spot lighting, electric heater, double glazed UPVC window, fitted wardrobe.

Bathroom
7'9" x 6'9"
Low level W.C, hand wash basin, fitted mirror, spot lighting, bath with glass shower screen, rain attachment with mixer.

Externally
Communal Gardens, concierge, balcony.

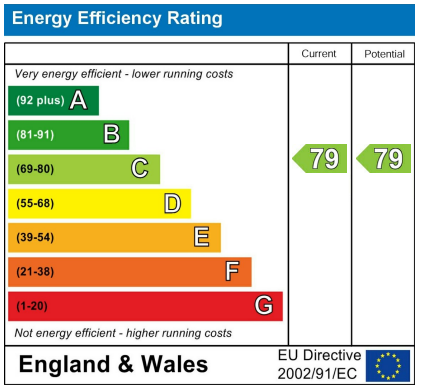
Additional Information
Service Charge- £2,260.00
Ground Rent- £300.00
Council Tax Band - C
EPC Rating - C
Managing Agent- Zenith

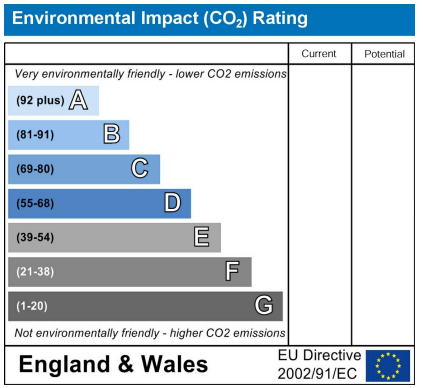
Agents Notes

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

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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Apt 217, The Assembly 1 Cambridge Street, Manchester, M1 5GB

A 1 bedroom apartment near Oxford Road Station with concierge.

A great investment opportunity providing a 8.3% 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

£197,000

CURRENTLY ACHIEVING

£1,370 PCM

GROSS RENTAL YIELD

8.3%

INVESTMENT SCENARIO:

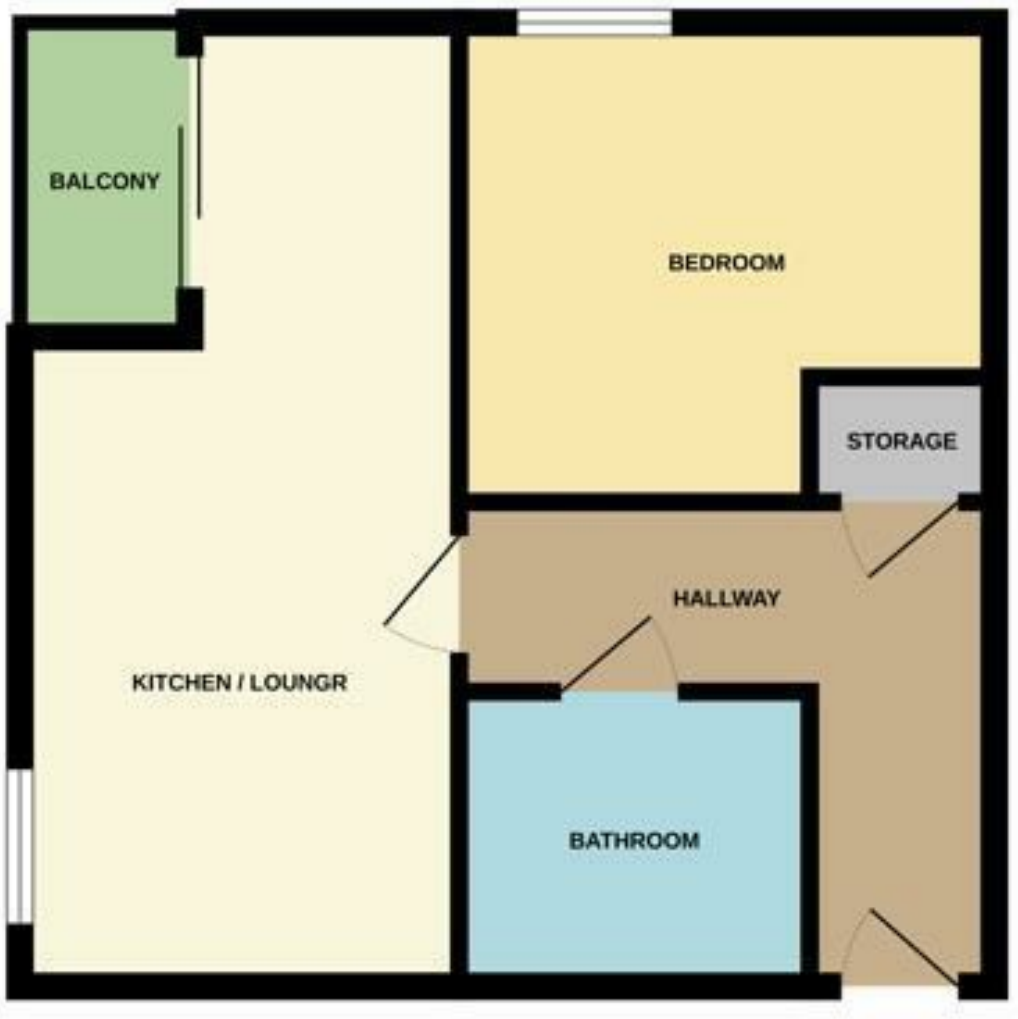
PURCHASE PRICE:	£197,000
DEPOSIT (25%):	£49,250
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£677.19
ANNUAL RENT:	£16,440
NET RETURN	£8,313.72

ANNUAL SERVICE CHARGE, GROUND RENT AND AGENTS FEES NOT INCLUDED









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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