
Melmerby Court
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jordan fishwick

Apt 28 Melmerby Court, St James Park Eccles New Road, Salford, M5 4UG

We are delighted to bring to the market this first floor two double bedroom apartment in the highly popular St James Park Development. The accommodation comprises of entrance hall, living room with windows overlooking communal gardens, modern fitted kitchen with gas hob and cooker, attractive bathroom suite and two generous double bedrooms. Allocated parking included. Mortgage Buyers Welcome. On-site caretaker and Gymnasium. No Chain.

Price £125,000

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, storage cupboard.

Kitchen
10'10" x 7'3"
Range of wall and base units, complimentary kitchen worktop, integrated oven / hob, double glazed window, spot lighting. Wall mounted gas central heating boiler.

Lounge
14'4" x 15'3"
Fitted carpets, spot lighting, Radiator, two double glazed window with communal garden views.

Bedroom One
9'0" x 10'10"
Fitted carpets, double glazed window, radiator.

Bedroom Two
8'11" 13'9"
Fitted carpets, double glazed window, radiator.

Bathroom
5'6" x 7'3"
Hand wash basin, Bath with shower attachment and mixer, low level W.C, spot lighting.

Externally
Gated parking is included., On Site Gymnasium

Additional Information

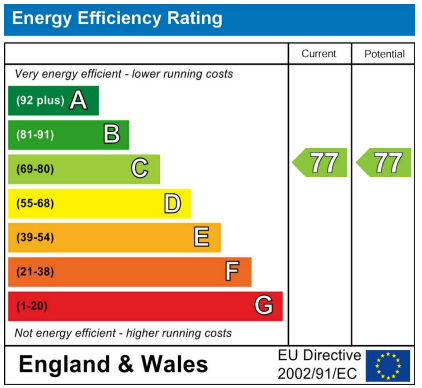
Service Charge £1869.76 pa
Lease 125 Years From 1987. The owners are in the process of extending the lease to 999 years.
Ground Rent is included in the service charge
Building Managed By Stevenson Whyte
EPC Rating- C
Council Tax Band- A

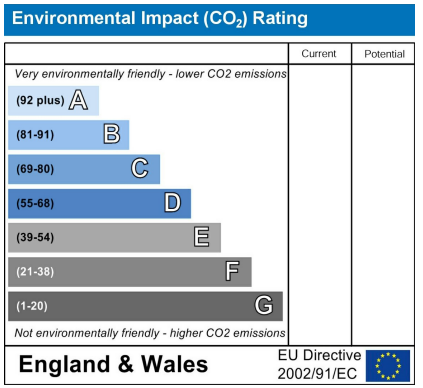
Agents Notes

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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A 2 bedroom apartment in Salford with parking.

A great investment opportunity providing a 8.8% 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

£125,000

CURRENTLY ACHIEVING

£925 PCM

GROSS RENTAL YIELD

8.8%

INVESTMENT SCENARIO:

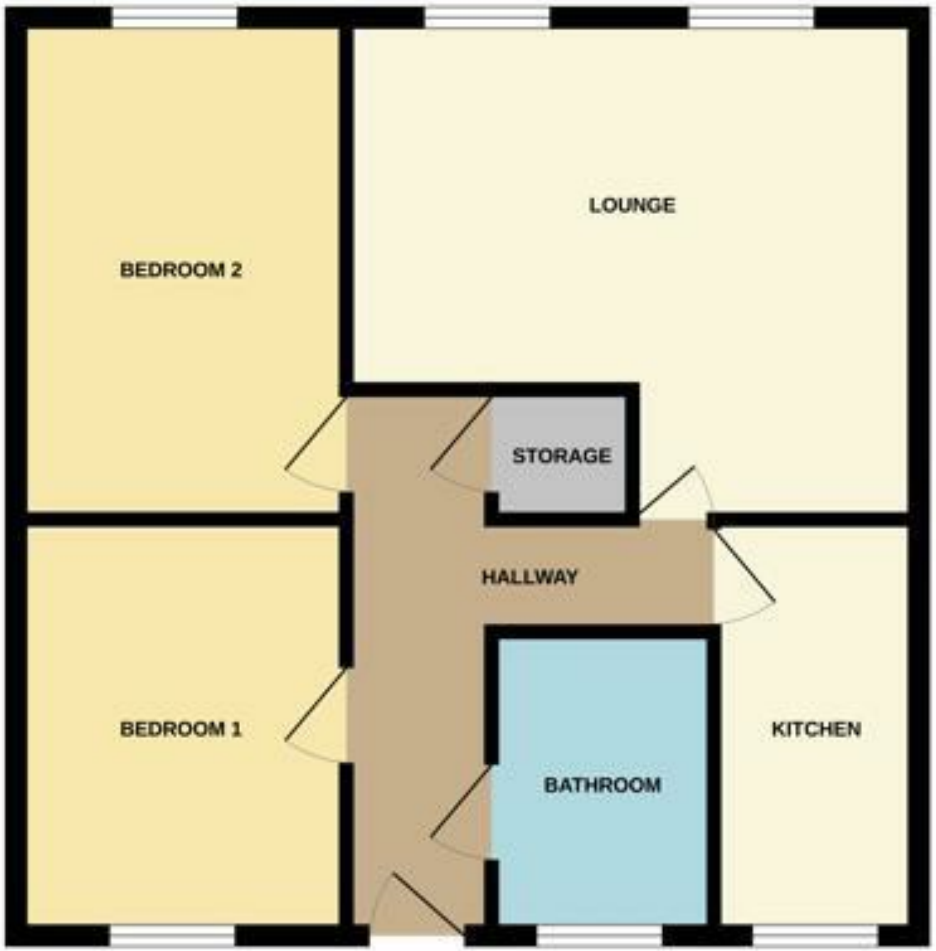
PURCHASE PRICE:	£125,000
DEPOSIT (25%):	£31,250
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£429.69
ANNUAL RENT:	£11,100
NET RETURN	£5,94372

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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