



The Thistle House | Millbrook | SK15 3BG

Asking Price £90,000



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A Contemporary Apartment at Thistle House

A well-proportioned two-bedroom, two-bathroom apartment occupying a third-floor position within Thistle House, part of the established Bramble Court development in Stalybridge.

Extending to approximately 592 sq ft / 55 sq m, the apartment offers a practical modern layout with an open-plan living and dining space, two double bedrooms, two bathrooms and allocated parking.

The entrance hallway provides access to each of the principal rooms and includes useful built-in storage.

At the heart of the apartment is the open-plan living and dining area, incorporating a fitted kitchen and opening onto a Juliet balcony. The arrangement creates a sociable main living space with room for both seating and dining.

There are two double bedrooms. The principal bedroom benefits from an en suite shower room, while a separate main bathroom serves the second bedroom and remainder of the apartment.

Externally, the property benefits from an allocated parking space together with communal areas forming part of the wider development.



- TWO-BEDROOM, TWO-BATHROOM APARTMENT
- APPROX. 592 SQ FT / 55 SQ M
- JULIET BALCONY
- ALLOCATED PARKING SPACE
- APPROX. 9.9% GROSS YIELD AT ASKING PRICE
- THIRD-FLOOR POSITION
- OPEN-PLAN LIVING & DINING SPACE
- PRINCIPAL BEDROOM WITH EN SUITE
- CURRENTLY LET AT £740 PCM
- CASH BUYERS ONLY





An Established Tenancy

The apartment is currently let at £740 per calendar month, equivalent to £8,880 per annum and representing a gross yield of approximately 9.9% based on the £90,000 asking price.

The existing tenant has occupied the apartment since 2021, making this an attractive opportunity for an investor looking to acquire an established income-producing property with a tenant already in occupation.

The property may also appeal to cash purchasers considering the apartment for their own future occupation, subject to the existing tenancy and the relevant statutory requirements for obtaining possession.

Important Information for Buyers

Prospective purchasers should be aware of a known issue relating to a culvert affecting the Bramble Court development.

This issue currently restricts the availability of conventional mortgage finance within the development and the property is therefore being marketed to cash purchasers.

The seller is awaiting a further update in relation to the culvert from the property management company. Further information currently available to The GEA can be provided to prospective purchasers upon request.

Buyers should satisfy themselves as to the position and obtain appropriate legal and professional advice before committing to a purchase.

Location

Bramble Court is conveniently positioned for Stalybridge town centre and its range of shops, amenities and transport connections.

Stalybridge railway station provides connections towards Manchester and surrounding destinations, while the area's road network provides access throughout Tameside and Greater Manchester. The Peak District and surrounding countryside are also within convenient reach.

The combination of two bedrooms, two bathrooms, allocated parking and established transport connections makes the apartment suitable both as an investment and, in due course and subject to the existing tenancy, as a home.

Own a Property at Bramble Court?

The GEA has experience selling, letting and managing properties within Bramble Court and across Greater Manchester.

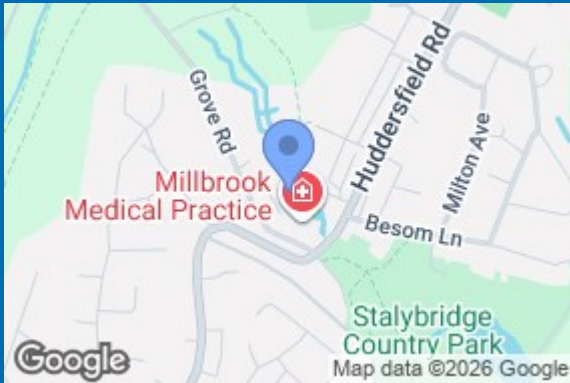
If you're considering selling, we'd be delighted to provide a confidential market appraisal and show you how we would position your property for today's market.

Request a complimentary valuation with The GEA.

Important Information

These particulars are intended as a general guide and do not constitute any part of an offer or contract. All information, including measurements, areas, distances and other details, is provided in good faith and should be independently verified where important. The GEA has not tested any services, equipment or appliances unless specifically stated. Buyers should satisfy themselves as to the condition of the property and obtain appropriate professional and legal advice before committing to a purchase.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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