
jordan fishwick

Apt 8.7A Melia House, 19 Lord Street, Manchester, M4 4AX

Jordan Fishwick are pleased to have for sale this one bedroom apartment located on the 8th floor of Melia House which is located in the Green quarter. The property comprises of an entrance hall with storage, living room with balcony and open plan fully fitted kitchens with dishwasher, fridge/freezer, oven and hob appliances. The double bedroom having access to the balcony. Modern bathroom suite with shower. Funding in place but works on the EWS-1 are yet to start. Mortgage buyers welcome but need to check with their provider first.

Price £140,000

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

The Building

Situated in a lively area, residents will enjoy easy access to local amenities, including shops, cafes, and public transport links, making it simple to explore all that Manchester has to offer. Whether you are a first-time buyer or looking to invest, this flat presents a wonderful opportunity to own a piece of this dynamic city.

We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss*.

Kitchen / Lounge

11'7" x 23'10"
Modern Fully fitted kitchen with range of matching base and eye level units and complimentary worktop. Integrated oven/hob, fridge/freezer, dishwasher and under cabinet lighting, Part Tiled Flooring, Spot lighting. The lounge includes TV access points, fitted carpets, access to the balcony and an electrical heater.

Master Bedroom

11'9" 8'9"
Sliding wooden door leading to balcony, electric power points, electric heater, fitted carpets, spot lighting.

Bathroom

6'6" x 7'10"
Part tiled bathroom, shower attachment over the bath, hand wash basin and WC, electric heated chrome towel rail, spot lighting, extractor fan, electrical shaver point.

Externally

Access to the balcony found through the lounge and bedroom.

Additional Information

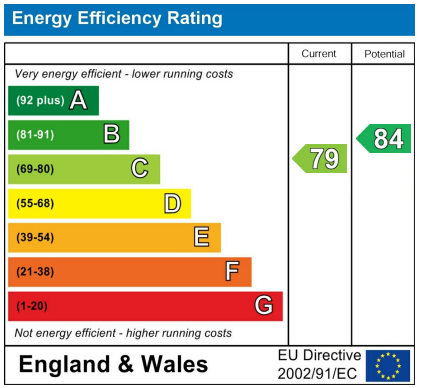
Service Charge - £1,895.36
Ground Rent- £200.00
Leasehold- 150 years from 2003
Council Tax Band - C
EPC- C

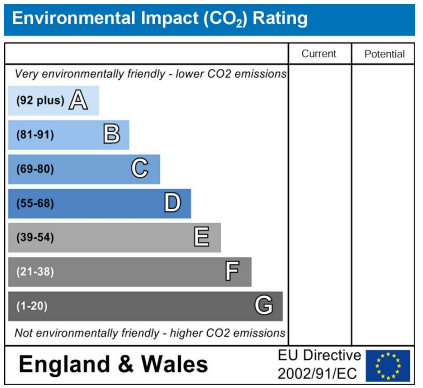
Agents Notes

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 1 bedroom apartment in Green Quarter with a balcony.

A great investment opportunity providing a 9.4% gross rental yield.

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





SALE PRICE

£140,000

RENTAL VALUATION

£1,100 PCM

GROSS RENTAL YIELD

9.4%

INVESTMENT SCENARIO:

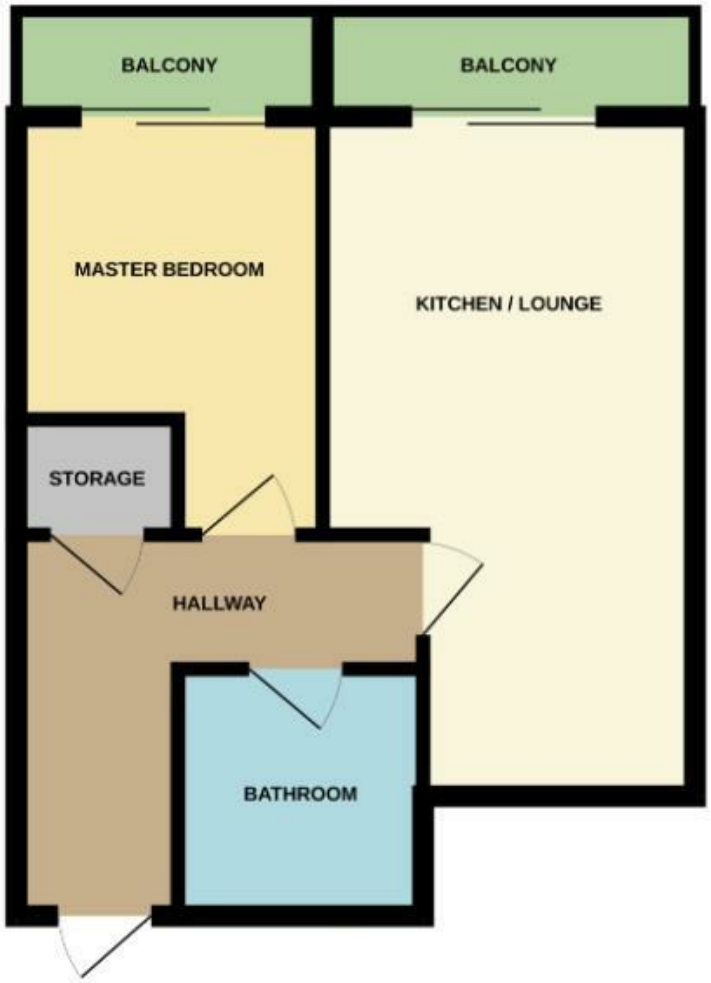
PURCHASE PRICE:	£140,000
DEPOSIT (25%):	£35,000
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£481.25
ANNUAL RENT:	£13,200
NET RETURN	£7,425

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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