
jordan fishwick
LOW BRIDGE
AHEAD

Apt 604 Vallea Court, 1 Red Bank, Green Quarter, Manchester, M4 4FE

Situated on the 6th floor of Vallea Court, Green Quarter, this cosy one bedroom apartment is perfect for first time buyers. The property has a welcoming entrance hallway leading to all rooms, open plan lounge and balcony with stunning views of the communal courtyard. Kitchen with integrated appliances and contemporary family sized bathroom. No Onward Chain. Mortgage Buyers Welcome. EWS-1 Available.

Asking Price £130,000

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

Entrance Hallway
Spotlights. Laminate. Wall mounted heater. Cupboard housing water tank and washing machine.

Kitchen
11'6" x 7'1"
Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer, dishwasher, oven / hob, and microwave. Under Cabinet lighting, Spotlights.

Lounge
12'5" x 11'8"
Fitted carpet. Ceiling light. TV and telephone point. Door leading to balcony.

Bedroom
15'1" x 9'0"
Fitted carpet. Ceiling light. Wall mounted heater. Spot Lighting. Double Glazed UPVC Window.

Bathroom
7'6" x 8'0"
Low level W/C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Part tiled.

Externally
Lifts to all floors. Communal roof garden. Site manager.

Additional Information

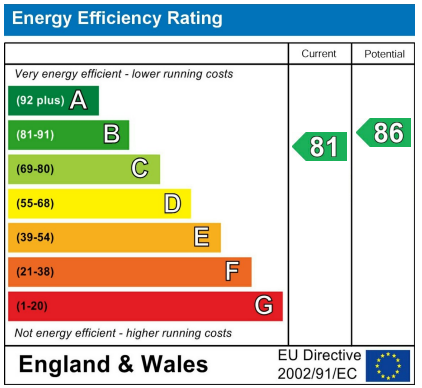
Lease - 150 years from 2006
Service charges - £2,568.58
Ground rent - £250.00
Council Tax Band - C
EPC Rating - B
Managing Agent - Living City

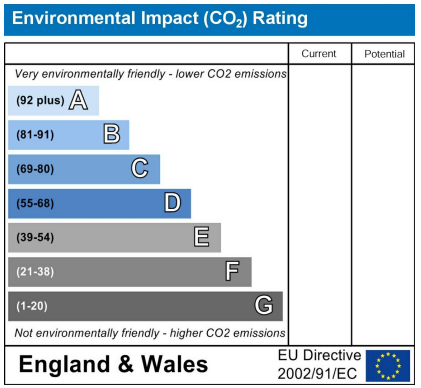
Agents Notes

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 10.1% 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

£130,000

RENTAL VALUATION

£1,100 PCM

GROSS RENTAL YIELD

10.1%

INVESTMENT SCENARIO:

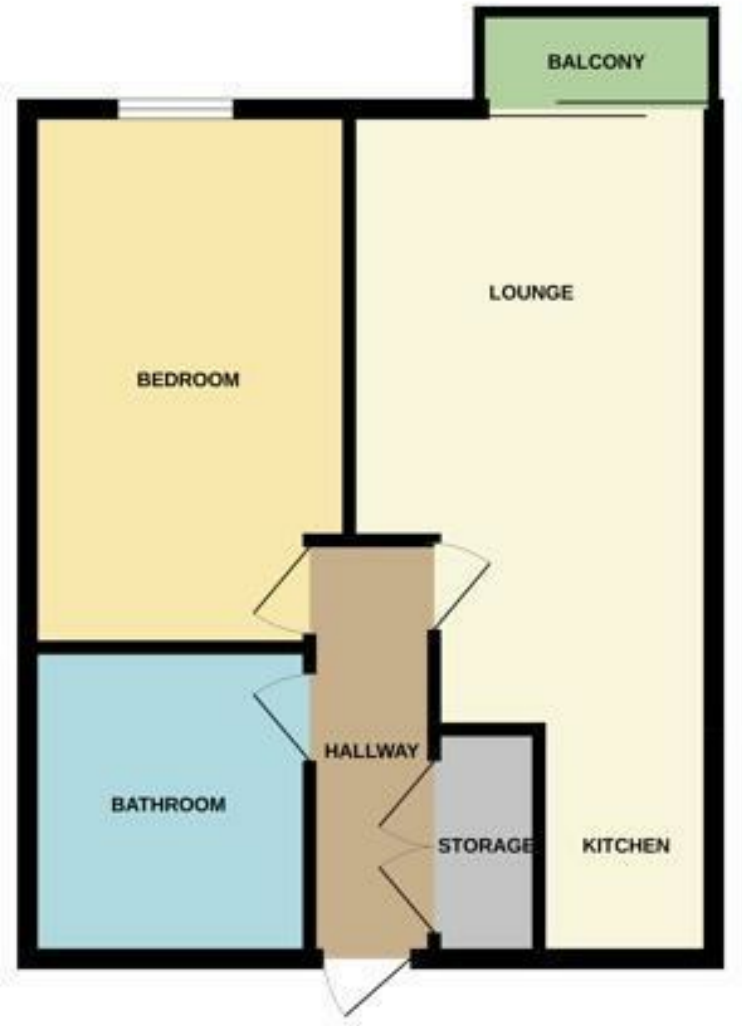
PURCHASE PRICE:	£130,000
DEPOSIT (25%):	£32,500
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£446.88
ANNUAL RENT:	£13,200
NET RETURN	£7,837.44

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.

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