



Vestry Court, John William Street

Manchester

HILLS

Offers in Region of **£140,000**

Vestry Court

Manchester

Modern ground floor two bedroom apartment in central Eccles. Features open plan living, two bathrooms, secure entry, and excellent transport links. Ideal for first time buyers or investors. Council Tax band: A

Tenure: Leasehold

- Perfect First Time Buy or Investment
- Located in the Centre of Eccles Close to Excellent Amenities and Transport Links
- Ground Floor Apartment Offering Open Plan Living Space
- Two Double Bedrooms
- Two Three Piece Modern Bathroom Suites
- Secure Coded Entry
- Offering a Good Yield Return



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Entrance Hallway

Lounge

13' 9" x 12' 6" (4.20m x 3.80m)

Kitchen

7' 10" x 7' 7" (2.40m x 2.30m)

Bathroom One

7' 7" x 5' 7" (2.30m x 1.70m)

Bathroom Two

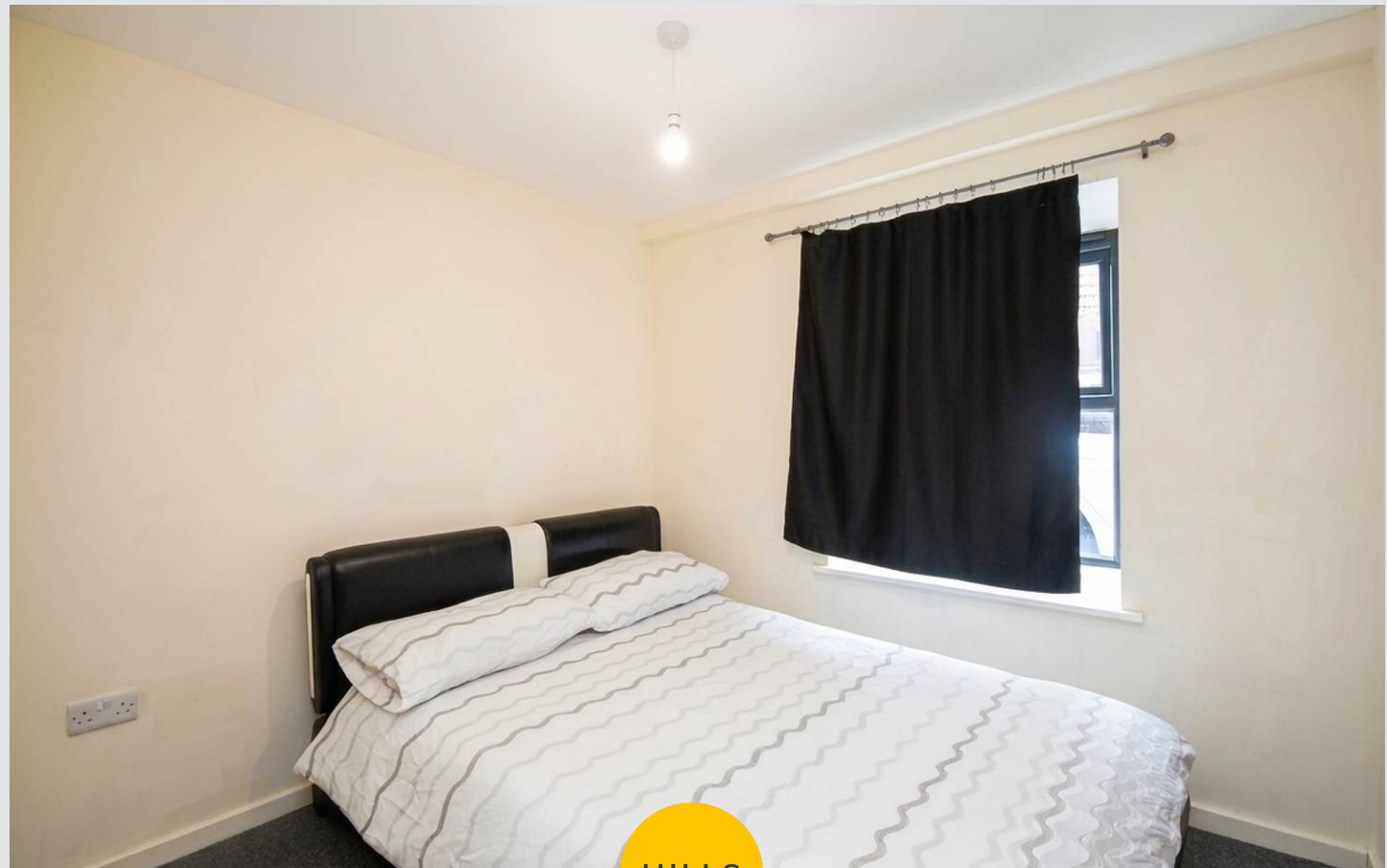
7' 7" x 5' 7" (2.30m x 1.70m)

Bedroom One

13' 5" x 8' 6" (4.10m x 2.60m)

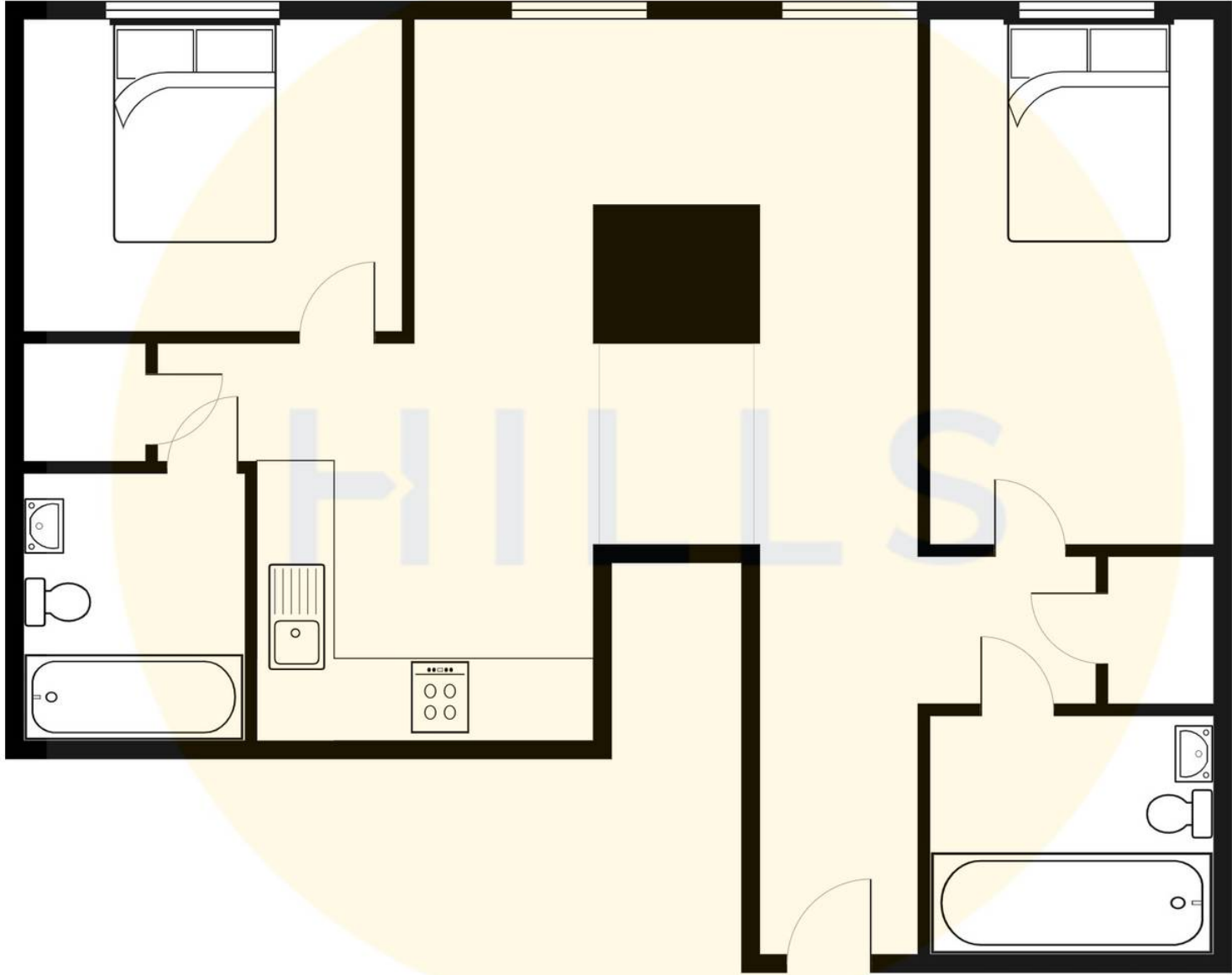
Bedroom Two

8' 6" x 7' 7" (2.60m x 2.30m)



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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.