



# Express Networks, 6 Oldham Road M4

Guide Price £130,000

2 2



## CASH ONLY

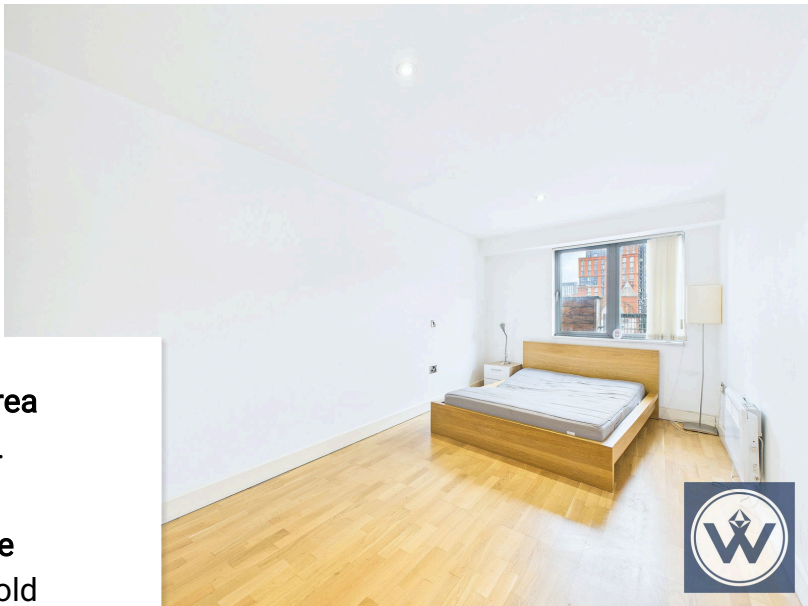
Express Networks, by the developer Artisan is ideally located on the edge of Ancoats - recently voted one of the trendiest suburbs in the UK to live.

Located on the fourth floor the property would make an ideal investment, with similar properties in the building achieving circa £1200 PCM giving an impressive 9.6% GROSS yield.

In brief the property comprises of : Secure communal entrance, lifts to all floors, private entrance hallway, open plan living area with balcony, fitted kitchen with integrated appliances, two double bedrooms with the main benefitting from an en-suite wet room and further bathroom.



Material Information

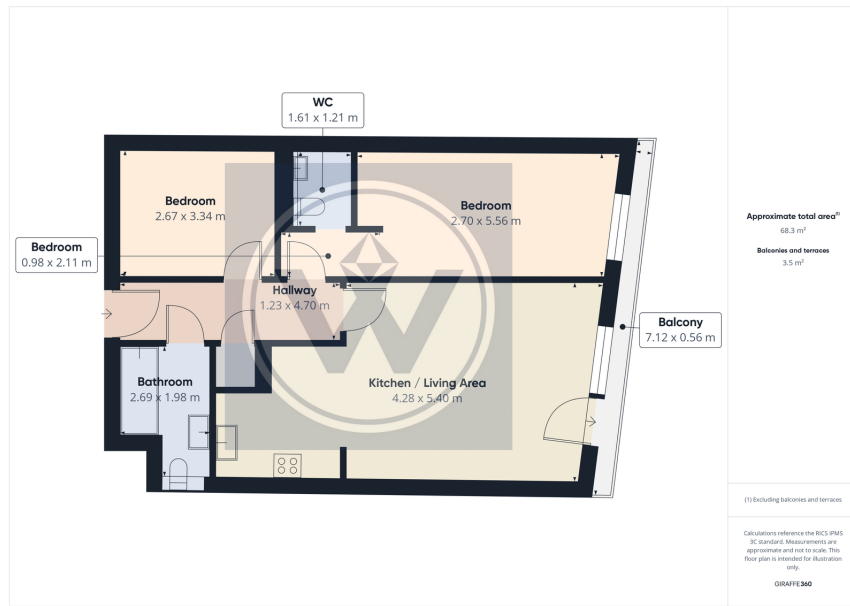


Floor Area  
sq. ft.

Tenure  
Leasehold

Service Charge  
£0 per annum

Ground Rent  
£150 per annum



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Nine Elms - SE1

Royal Docks - E16

Bow - E3

Hayes, Middlesex - UB3

Manchester - M2

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