
Priority over oncoming vehicles
jordan fishwick

Apt 36 Angel Meadows, 23 Naples Street, Manchester, M4 4HA

This 5th floor one bedroom apartment located in the Angel Meadows development, which is adjacent to Angel Meadows park.
The property comprises of a spacious lounge with a balcony, kitchen with integrated appliances such as a fridge freezer, oven / hob and washing machine.
The double bedroom benefits from a separate balcony and there is family sized bathroom with modern amenities shower attachment over the bath.
Mortgage buyers welcome. EWS-1 works underway and funded.

Price £145,000

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

Entrance Hallway
Leads to all rooms, storage with hot water tank

Kitchen / Lounge
20'8" x 12'7"
Range of wall and base units with complimentary kitchen worktop, integrated oven / hob, recesses for washing machine/ dishwasher. Spacious lounge with wooden laminate flooring, spot lighting, access to balcony, T.V access points, electric power sockets.

Bedroom
11'5" x 11'7"
Spacious bedroom with fitted carpets, spot lighting, electric heater, double glazed UPVC

Bathroom
11'10" 5'7"
Three piece suite with shower attachment, wash hand basin and w.c. Electric heater and shaver point.

Externally
Balcony accessed through lounge.

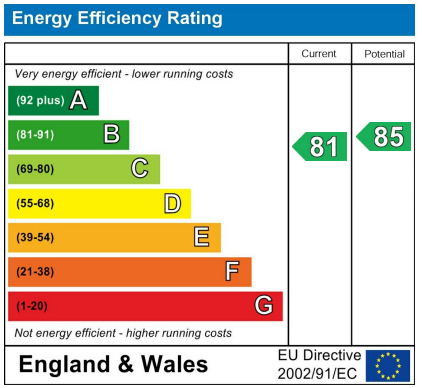
Additional Information
Service Charge- £2,311.08 (Including Buildings Insurance, 2025 accounts)
Ground Rent- £100.00
EPC Rating-B
Council Tax Band- C
Lease- 125 years from 2002
Managing Agent- Premier Estates

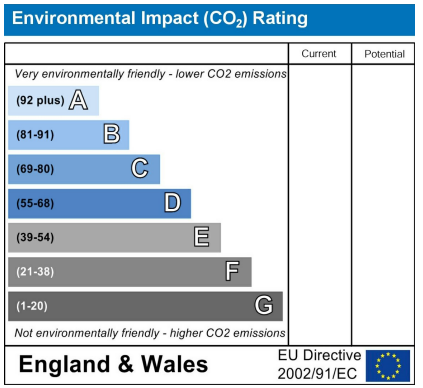
Agents Notes

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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Apt 36, Angel Meadows 23 Naples Street, Manchester, M4 4HA

A 1 bedroom apartment in near Victoria Station with a balcony.

A great investment opportunity providing a 8.2% 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
£145,000

CURRENTLY ACHIEVING
£995 PCM

GROSS RENTAL YIELD
8.2%

INVESTMENT SCENARIO:

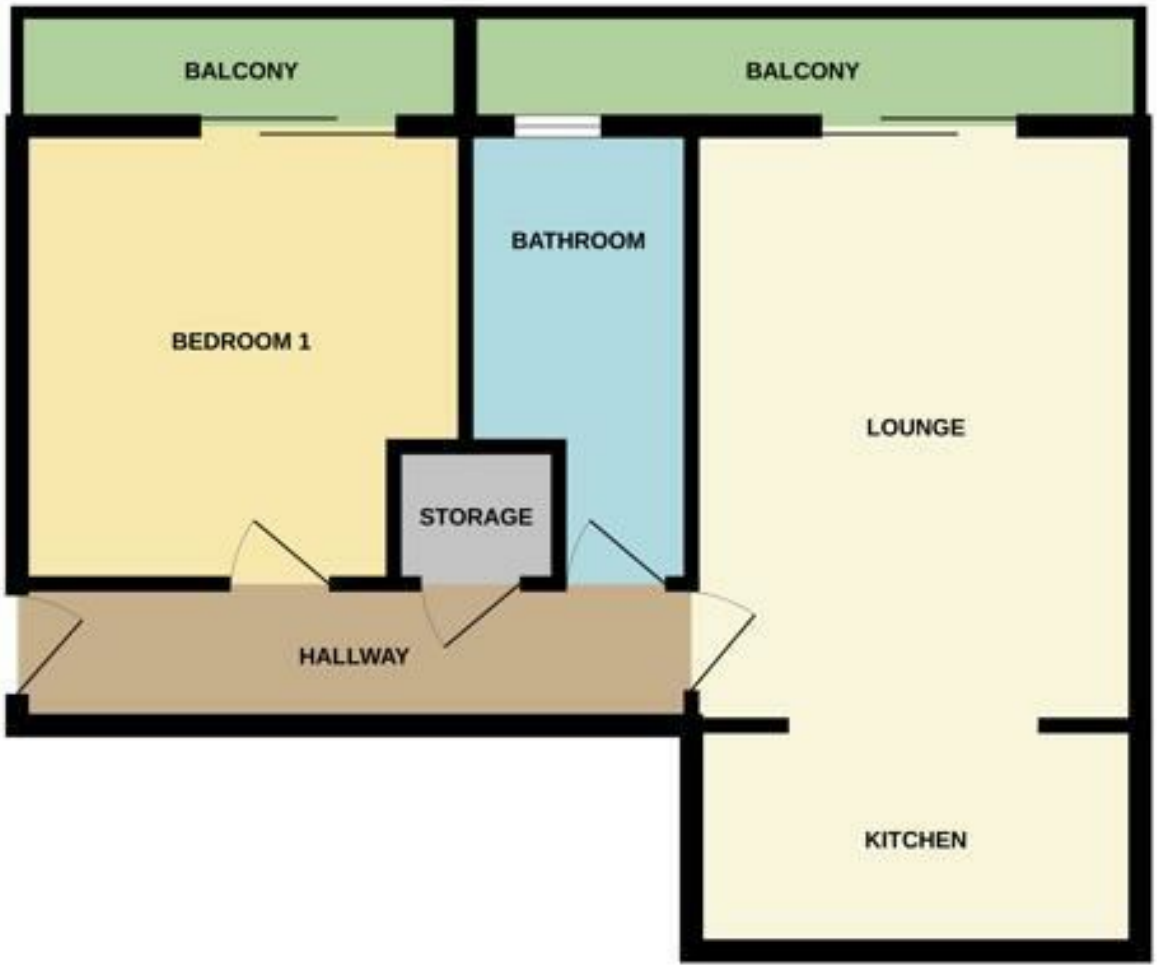
PURCHASE PRICE:	£145,000
DEPOSIT (25%):	£36,250
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£498.44
ANNUAL RENT:	£11,940
NET RETURN	£5,958.72

ANNUAL SERVICE CHARGE, GROUND RENT AND AGENTS FEES NOT INCLUDED









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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk







