
LINCOLN GATE
jordan fishwick

Apt 404 Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

We are pleased to have for sale this one bedroom apartment found on the 4th floor of the Lincoln Gate building, Green Quarter. The property comprises of an entrance hallway with storage housing the hot water tank and plumbing for a washing machine. A Spacious lounge with a galley style kitchen with integrated appliances, double bedroom and family sized bathroom with modern fixtures and fittings. One Gated Parking Space Included. Building participating in the Cladding Safety Scheme. Mortgage Buyers Welcome. No Onward Chain.

Asking Price £100,000

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 room housing the hot water tank and plumbing for washing machine.

Lounge
16'3" x 11'0"
Spacious lounge with wooden laminate flooring, electric heater, doubler glazed UPVC window.

Kitchen
6'11" x 8'10"
Range of wall and base units with complimentary kitchen worktop, extractor fan, integrated oven / hob, gloss white tiled splashback, metal inset sink with mixer tap, spot lighting.

Bedroom
16'11" x 8'10"
Fitted carpet. Ceiling light. Wall mounted electric heater. Double Glazed UPVC Window.

Bathroom
6'2" x 7'6"
Low level W/C. Bath with mixer shower over. Pedestal sink with mixer tap over. Towel Rail.

Externally
Undercover and gated parking space included.

Additional Information

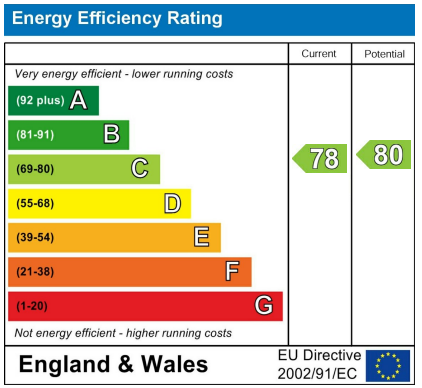
Service charge - £2312.56 PA
Ground Rent - £0 PA
Lease – 999 years less 10 days from 4th April 2003
Council Tax Band - A
EPC Rating- C
Managing Agent- Premier Estates

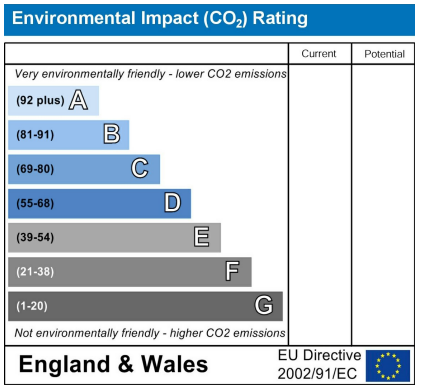
Agents Notes

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.



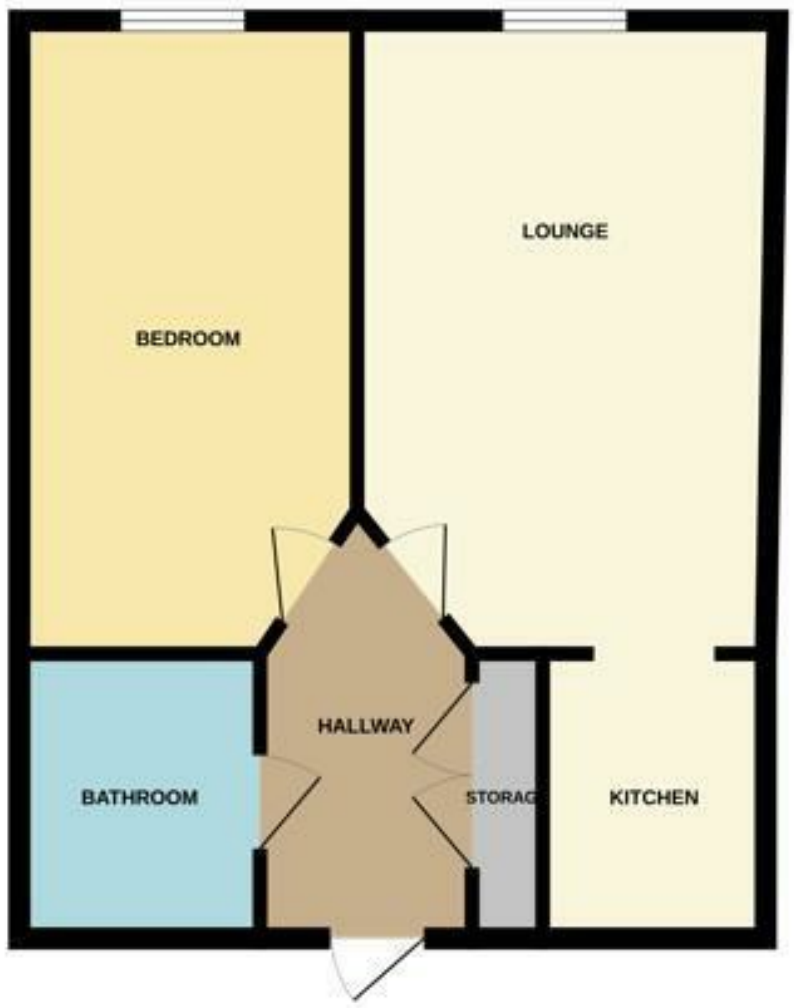



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Apt 404, Lincoln Gate 39 Red Bank, Manchester, M4 4AD
A 1 bedroom apartment in Green Quarter with parking.
A great investment opportunity providing a 10.2% gross rental yield.
MPORTANT INFORMATION: All figures are illustrative and should be independently verified. This flyer is marketing information, not financial,tax or legal advice.
LINCOLN GATE
SALE PRICE
£100,000
RENTAL VALUATION
£850 PCM
GROSS RENTAL YIELD
10.2%
INVESTMENT SCENARIO:
PURCHASE PRICE: £100,000
DEPOSIT (25%): £25,000
MONTHLY MORTGAGE: (5.5% INTEREST ONLY) £343.75
ANNUAL RENT: £10,200
NET RETURN £6,075
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

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk








LINCOLN GATE
30