



## Life Building, Hulme High Street, Manchester

Guide Price £165,000

**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* Cash Buyers Only**

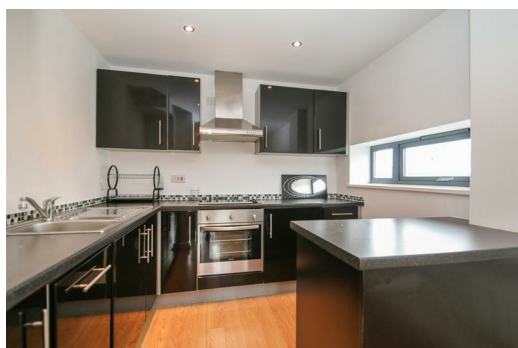
This spacious three-bedroom apartment is set within the well-known Life Building development in Hulme, ideally positioned close to Manchester's universities and the city centre. The area is extremely popular with students, professionals, and sharers thanks to its excellent location and easy access to Oxford Road, Deansgate, and surrounding amenities.

The property offers functional and adaptable accommodation arranged over two floors. On the lower level, there are two well-proportioned double bedrooms, a bathroom, and an open-plan lounge and kitchen area.

The upper level features a third double bedroom with access to a private roof terrace, a great spot to relax or enjoy the sun. This room could also be used as a second reception space or home office, offering flexibility to suit a range of lifestyles.

Currently tenanted on a periodic tenancy at £1,850 per calendar month, this property presents an outstanding investment opportunity with strong rental returns and continued demand in the area.

The apartment is being sold via the Modern Method of Auction and is suitable for cash buyers only.





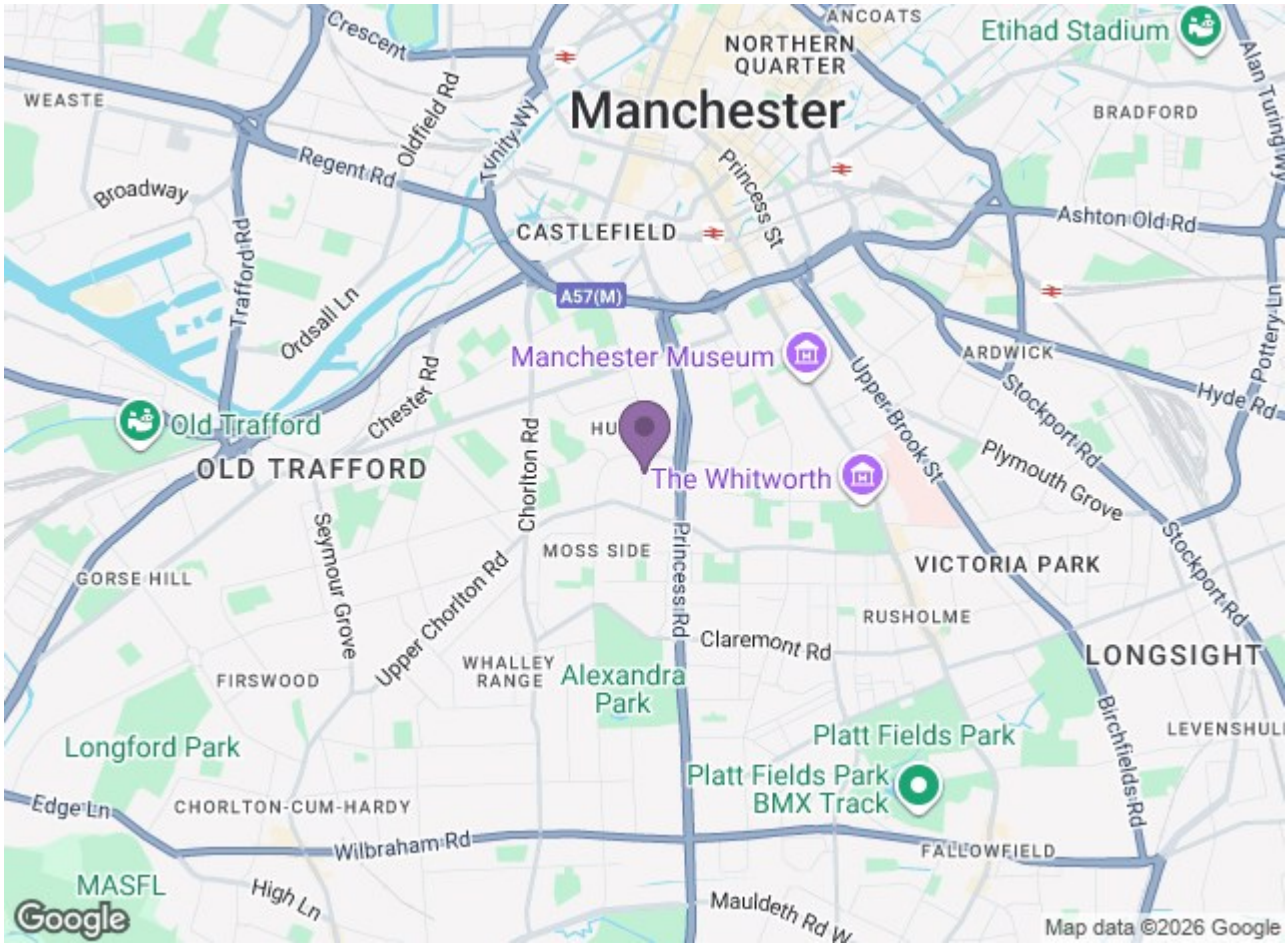
Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (amsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the amsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Rating	Score	Band	Score	Rating	Score	Band	Score
A	92	A	92	A	23	A	23
B	81	B	81	B	27	B	27
C	69	C	69	C	31	C	31
D	58	D	58	D	35	D	35
E	46	E	46	E	39	E	39
F	35	F	35	F	43	F	43
G	23	G	23	G	47	G	47