
Welcome to Fusion
NO PARKING
Service Vehicles Only
jordan fishwick

Apt 4 Fusion Core 1, 18 Middlewood Street, Salford, M5 4LW

Welcome Fusion Core 1, a charming one-bedroom apartment found on the 1st floor, located on Middlewood Street in Salford.
The apartment comprises of a lounge and kitchen with integrated appliances and a Juliet balcony. A double bedroom with fitted carpets. Modern family sized bathroom with contemporary fixtures and fittings. EWS-1 In place. Currently Rented at £800pcm.

Asking Price £80,000

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

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").
Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The Building

Situated in Salford, this apartment benefits from excellent transport links and local amenities, making it a convenient base for both work and leisure. Whether you are looking to explore the cultural offerings of the city or enjoy the nearby parks, this location has something for everyone.

Hallway

Fitted carpets with built in storage cupboard housing hot water system.

Kitchen / Lounge

12'6" x 21'10"
Wall and base unit with stainless steel sink unit, oven, hob and extractor. Tiled floor and part tiled walls. Upvc double doors to Juliet balcony. Laminate flooring and electric.

Bedroom

13'1" x 8'4"
Fitted Carpet, Spot Lighting, Electric Power Sockets, UPVC Window.

Bathroom

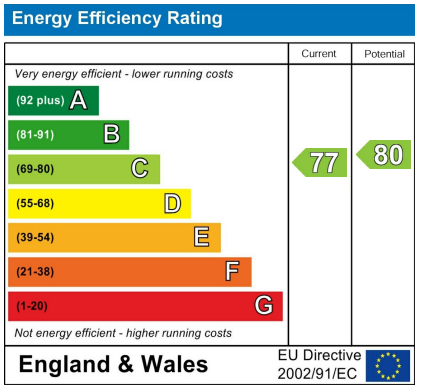
8'9" x 5'11"
Three piece white suite with shower attachment, w.c and wash hand basin. Part tiled walls, tiled floor and heated towel rail.

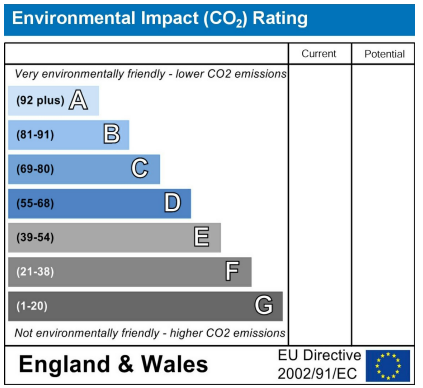
Externally
Communal Garden Area.

Additional Information
Service Charge: £3,183.36
Lease: 150 year from 2004
Ground Rent: £413.00
Council Tax Band- A
EPC Rating- C

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.





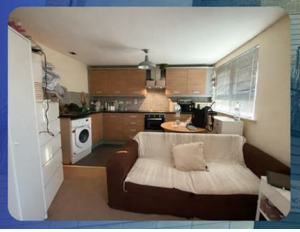
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Apt 4, Fusion Core 1
18 Middlewood Street,
Salford, M5 4LW

A 1 bedroom apartment in Salford with Juliet balcony.

A great investment opportunity providing a 12% 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.





SALE PRICE
£80,000

CURRENTLY ACHIEVING
£800 PCM

GROSS RENTAL YIELD
12%

INVESTMENT SCENARIO:

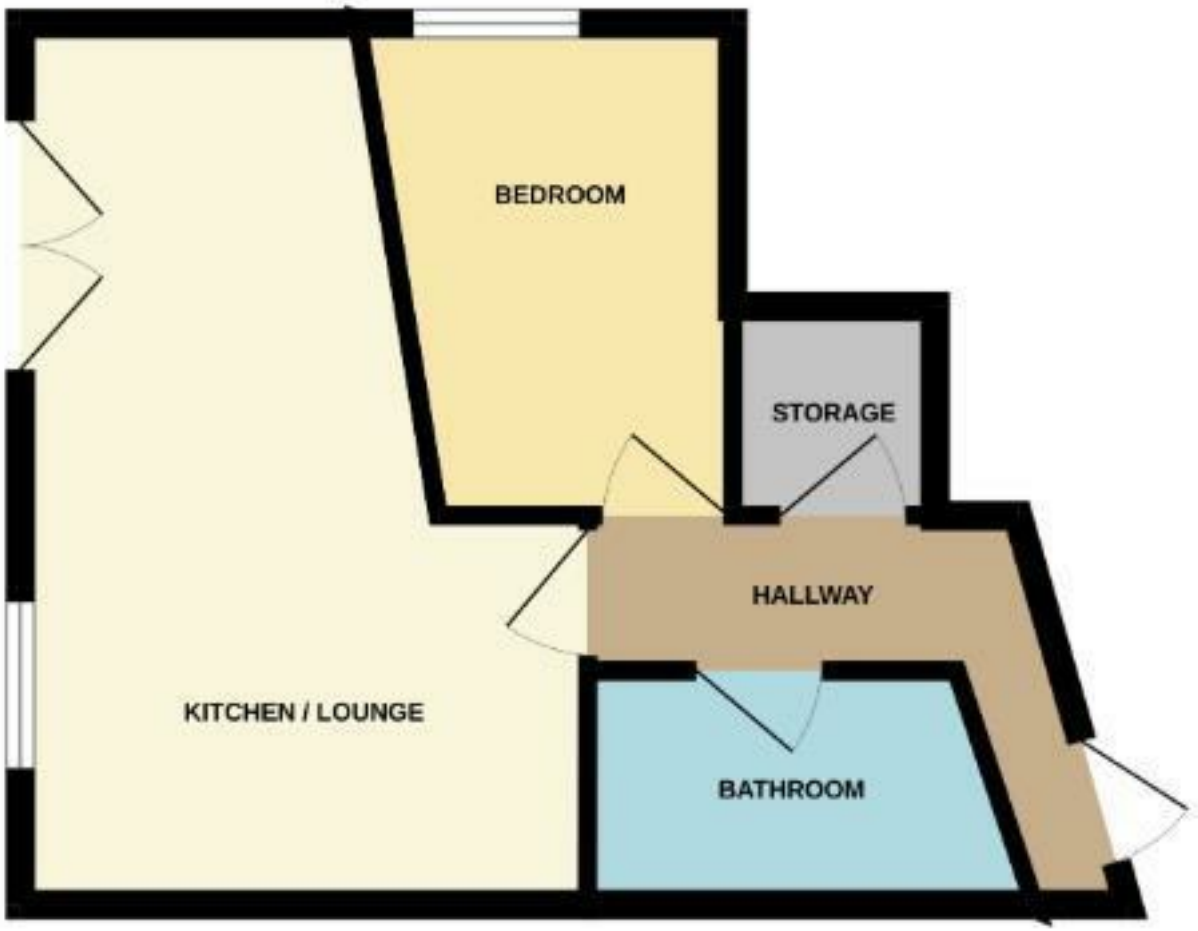
PURCHASE PRICE:	£80,000
DEPOSIT (25%):	£20,000
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£275
ANNUAL RENT:	£9,600
NET RETURN	£6,300

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

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