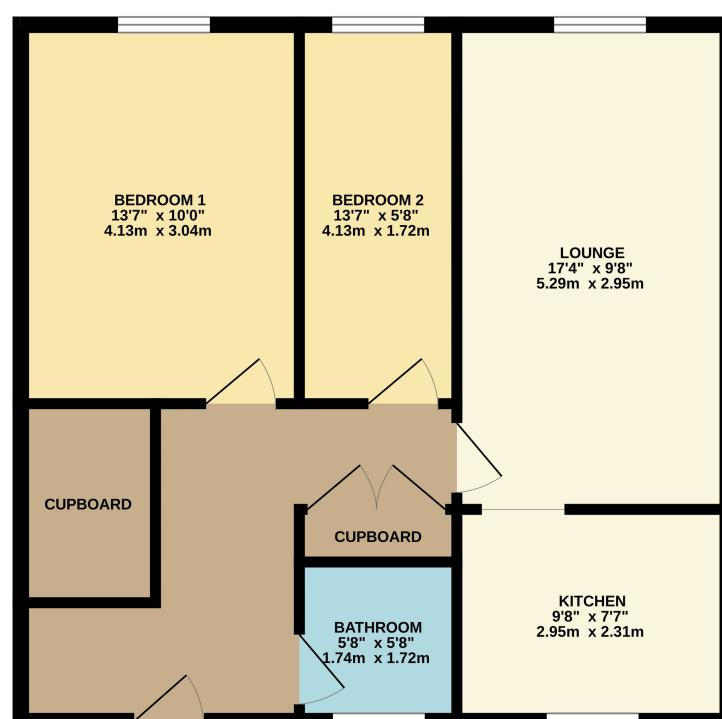




FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.



Features

- Buy To Let Investors Only
- 2 Bedroom Ground Floor Flat
- Well Presented Accommodation
- Current Tenant Included
- Capital Growth & Yield Potential

Attention all Buy To Let landlords looking to add to their investment portfolio. This low maintenance and excellent size 2 bedroom ground floor apartment is being offered For Sale with the existing tenant in situ (currently paying £615.00 but there is

potential with this property to be charging circa £800.00 pcm providing a potential yield of 7.3%). The apartment is situated in a popular and convenient location within walking distance of local shops, good public transport links and Stockport Town

Centre and has excellent capital growth potential as a medium to long term investment. We have provided photographs from when the property was last vacant so that prospective buyers can see the potential returns this property provides.



The apartment benefits from gas central heating and double glazing with pleasant communal lawned gardens surrounding the development. The surprisingly spacious and well cared for accommodation briefly comprises : Welcoming L shaped entrance hall with ample storage cupboards, good size lounge, attractively fitted kitchen with a selection of integrated appliances, 2 bedrooms and a 3 piece bathroom suite. Externally, there apartment is complimented by communal garden areas and is within close proximity of Woodbank Park and Banks Lane Infant School. We are advised by our client that the service charge is approximately £450.00 per annum with a ground rent charge of approx £10.00 per annum,. We advise clients to verify this with their legal advisers prior to exchange of contracts.

