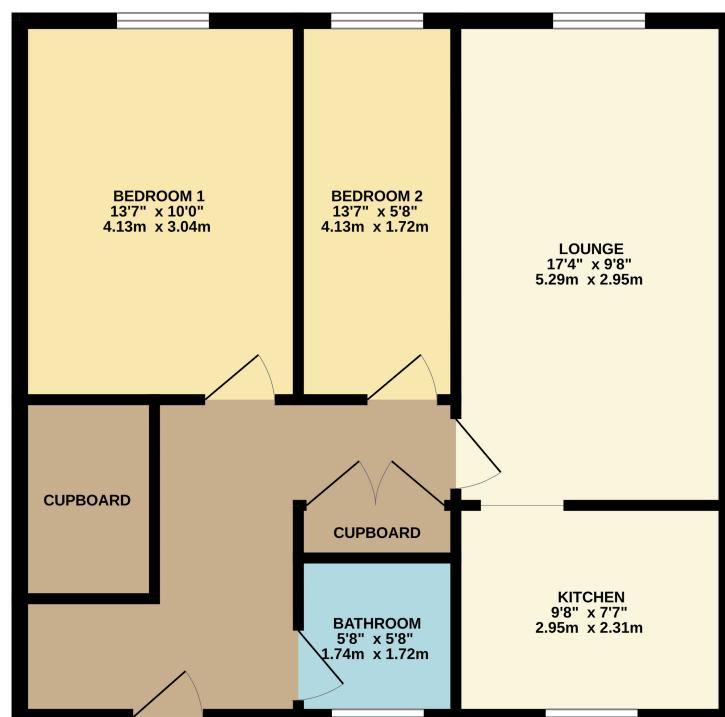




FLOOR LAYOUT

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 effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other fixtures and fittings have not been 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 condition or working order can be given.
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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.