

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

One Bed Second Floor Apartment
Velvet Court, Granby Row, Manchester

£150,000

Let until 27.08.2021, producing £795 per calendar month.

Granby Row, Manchester City Centre, Manchester, M1 7AB
£150,000

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EWS1 form available. This second floor apartment is let out until 27.08.2021 generating £795 PCM. The property has an open plan living area and kitchen area, double bedroom and intercom entrance system.



- Second floor apartment
- Let out until 27.08.2021
- Generating £795 PCM
- Open plan living area
- Modern Kitchen
- Double bedroom
- Intercom entrance system
- Timber framed double glazed windows
- Located under half a mile from MMU and Piccadilly train station
- Half a mile to the Mancunian way



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Whilst we endeavour to ensure the accuracy of property details, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. Neither have we had sight of legal documents to verify Planning Permission or the Freehold or Leasehold status of any property. Buyers are advised to obtain verification from their solicitor and/or surveyor. Items shown in photographs are not included; they may be available by separate negotiation. Although we try to ensure the accuracy of measurements, we recommend if potential purchasers require accurate measurements to order flooring, or to ensure existing furniture will fit, they should take their own measurements.



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About The Area

Located under half a mile from MMU and Piccadilly train station. The local area has a variety of shops including a 24 hour spa and Starbucks. There is also a good choice of nightlife including Fifth Ave, Joshua Brooks and The Village and Sackville Gardens are only 160m away.

About The Property

The apartment consists of entrance hall way which leads to an open-plan living and fully fitted kitchen, double bedroom, bathroom with modern three piece bathroom suite.

Open-plan kitchen/lounge

Laminate flooring, double glazed timber window, radiator and TV points. The Kitchen is open plan to living area and comprising a range of fitted base and wall units with contrasting worktops and white splash back tiling, inset stainless steel sink and single drainer, integral hob and over with overhead extractor hood, integral fridge and freezer and washing machine

Bedroom

Laminate flooring and double glazed timber window.

Bathroom

Three piece bathroom suite with paneled bath and shower over, low level w/c and pedestal wash basin, part tiled walls.

Hallway

With doors off to all rooms and large storage cupboard, fuse box and laminate flooring

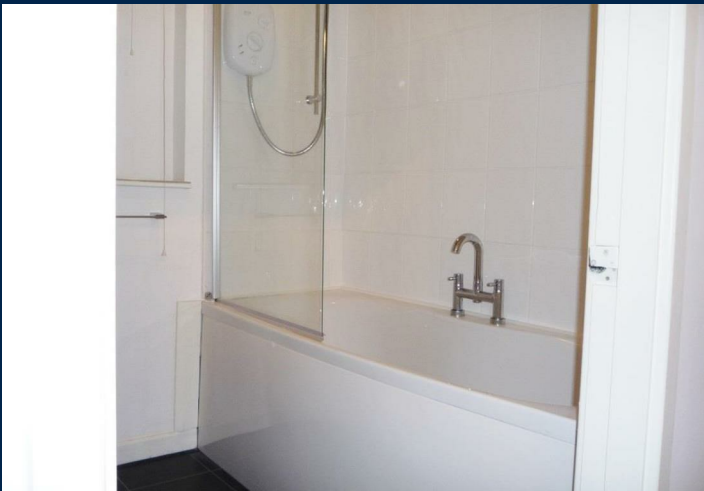
Tenancy

Managed by Home4U and this would be part of the term of sale. Let until 27th August 2021, producing an income of £795 per calendar month.

Lease Informaion

Service charge = £2700 per year and includes the Ground rent

Lease granted in 1991 for 125 Year



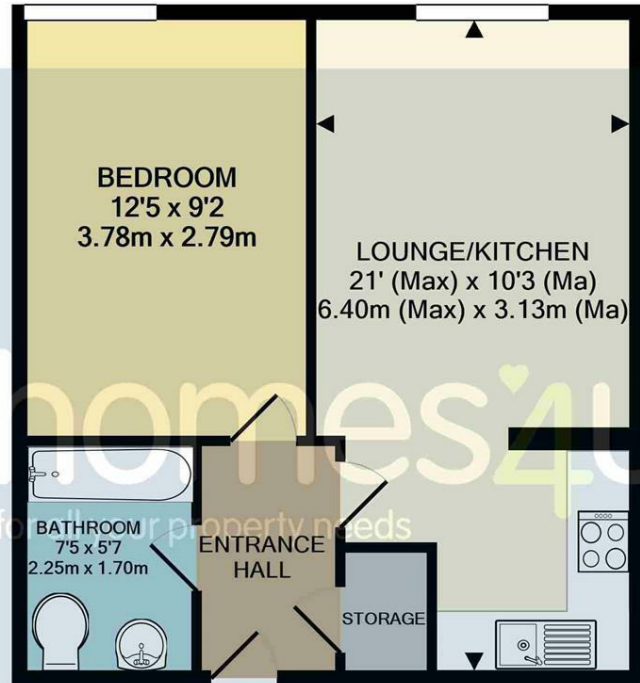
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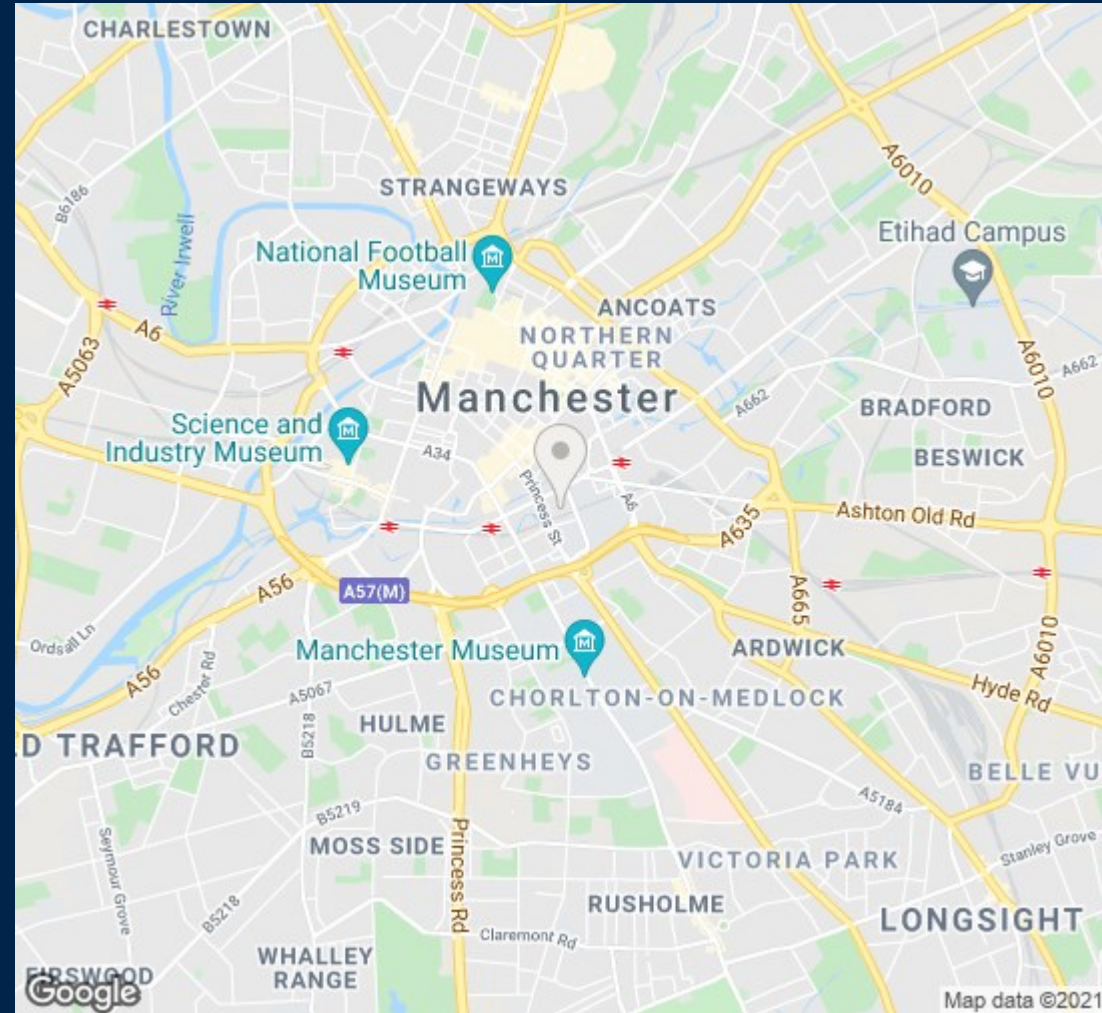
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TOTAL APPROX. FLOOR AREA 406 SQ.FT. (37.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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