



West Point, Chester Road, Manchester

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- ***PERFECT FOR INVESTORS - 10.5% YIELD FROM 09/2024***
- LOCAL AMENITIES NEARBY
- IDEAL LOCATION

- ONE BEDROOM APARTMENT
- GOOD TRANSPORT LINKS
- MUST SEE PROPERTY WITH LONG LEASE

PERFECT FOR INVESTORS - 10.5% YIELD FROM 09/2024

Sell My Home are pleased to present to the market this one bedroom apartment in Old Trafford. This property would make a suitable opportunity for an investor looking to add to their portfolio.

The property consists of a lounge and fitted kitchen, double bedroom with fitted wardrobe and a three piece shower room. The apartment is well presented throughout and is ready to move into.

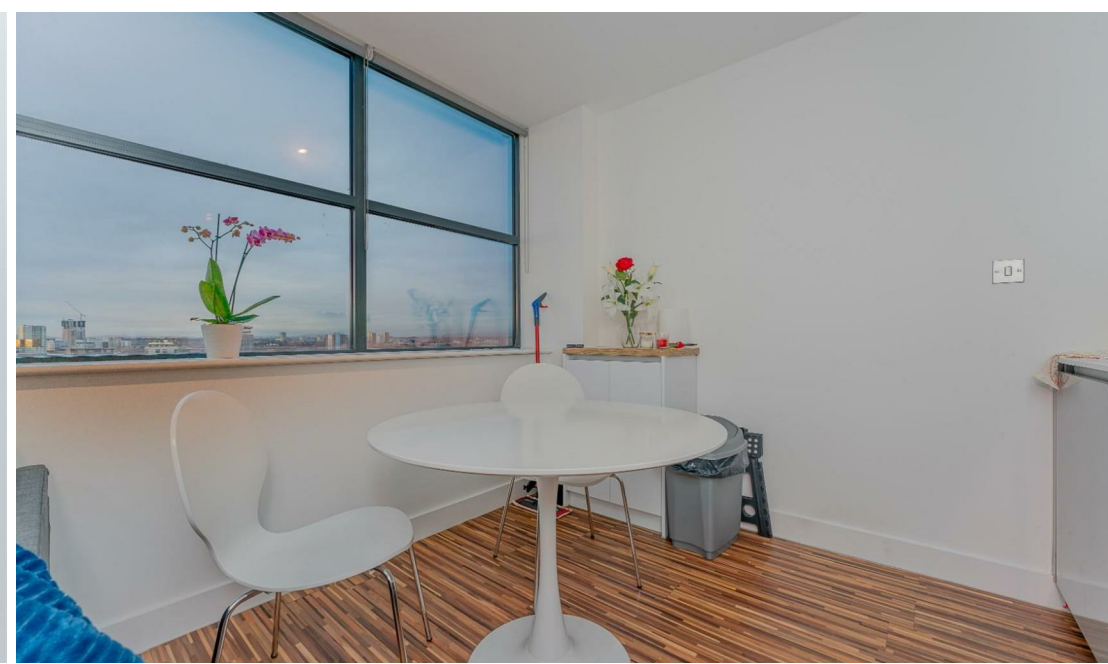
West Point is well situated in Old Trafford with good transport links into the city centre. Deansgate train station is also a short walk away. Local amenities can also be found in the area. For those who enjoy outside space, Seymour Park and Hullard Park are also very close by.

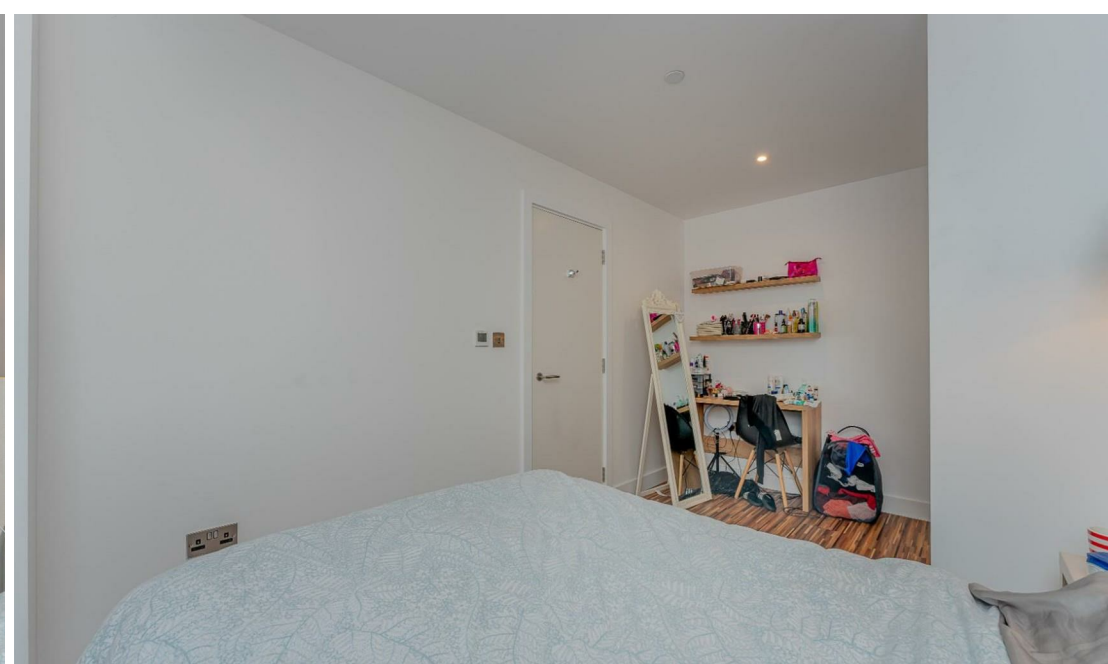
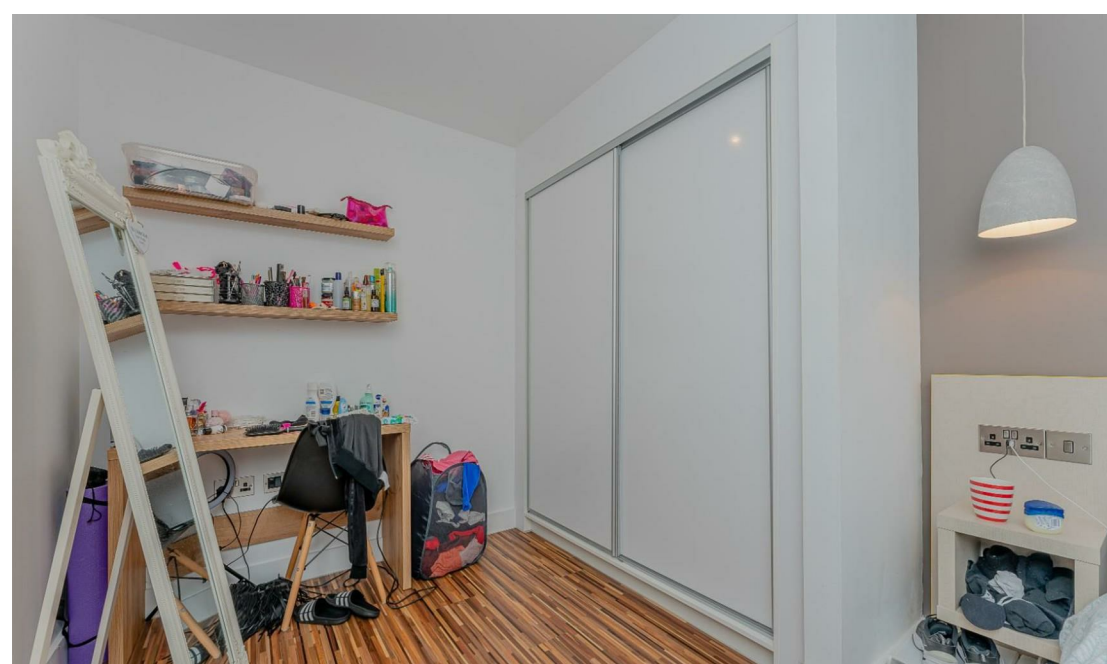
Please call Sell My Home to arrange your viewing appointment.

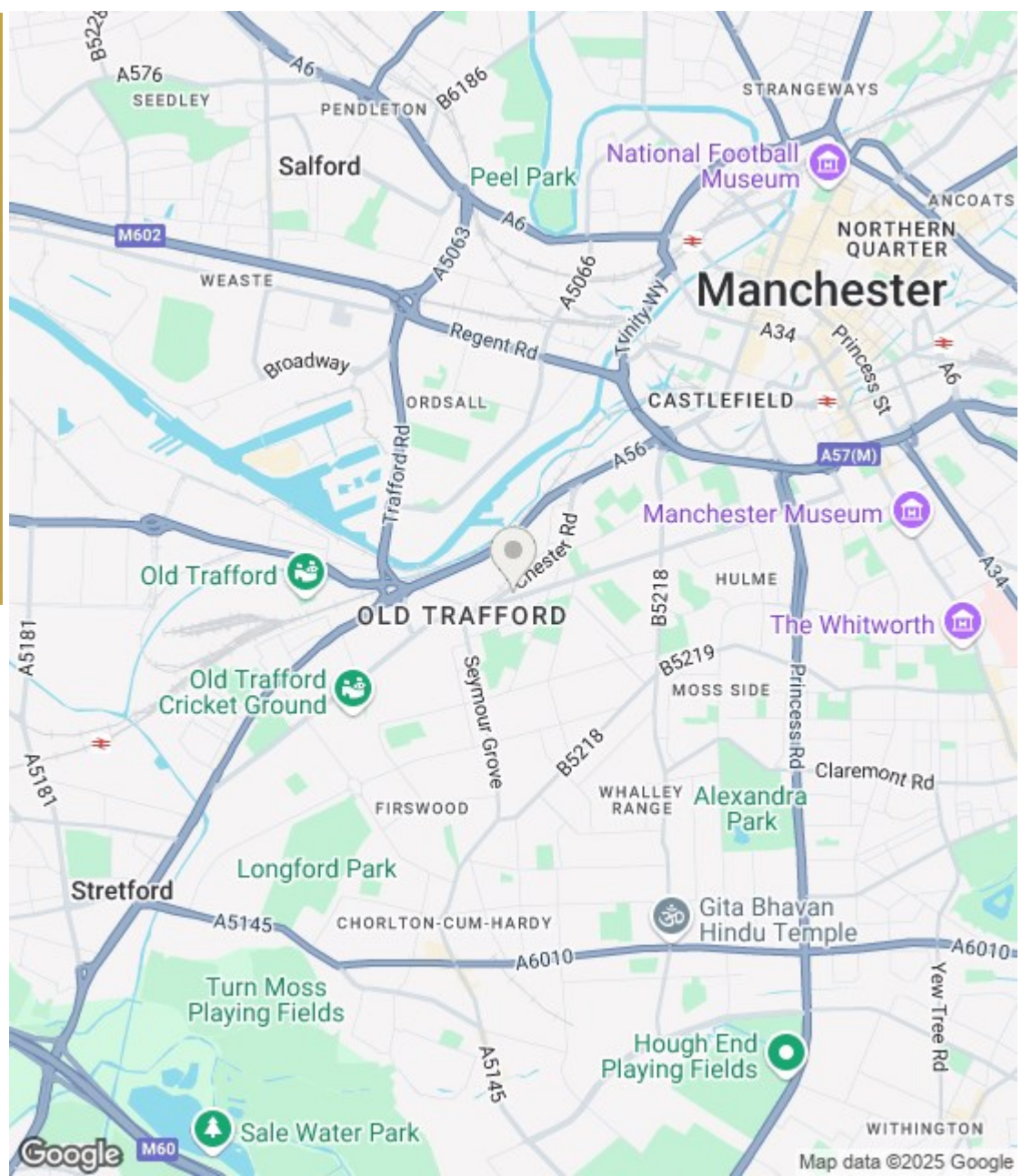
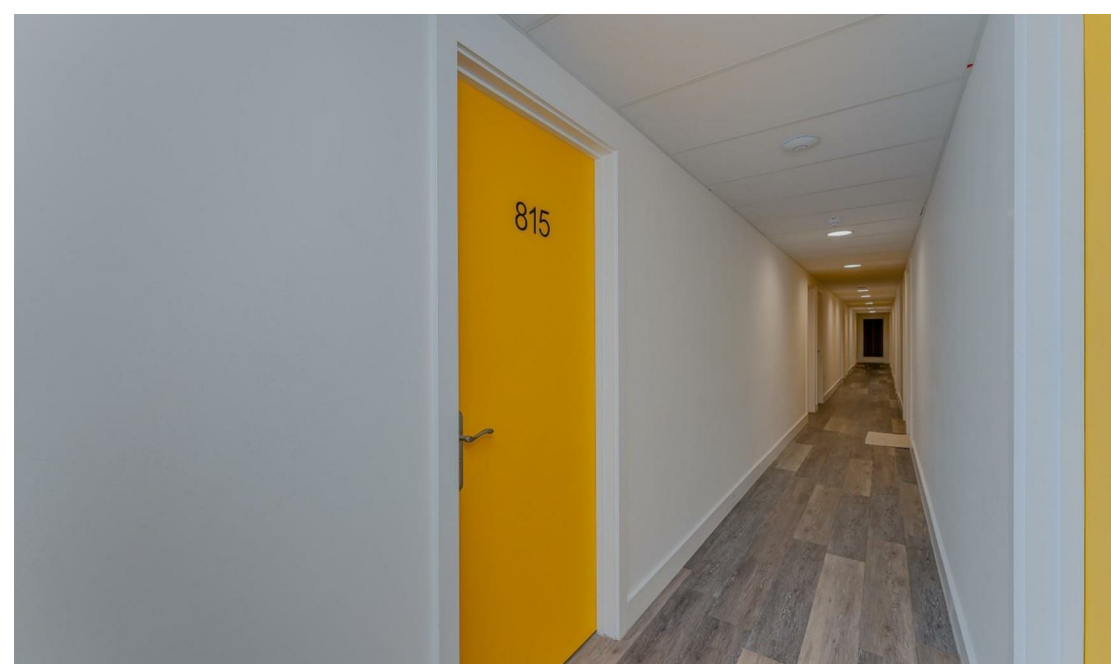
TENURE: Leasehold
LEASE LENGTH: 250 years from February 2019
SERVICE CHARGE: £269.82 per month
GROUND RENT: £125 per year
COUNCIL TAX BAND: B

The above information is approximate and should be verified with your solicitors.

Price Guide: £110,000







Energy Efficiency Rating

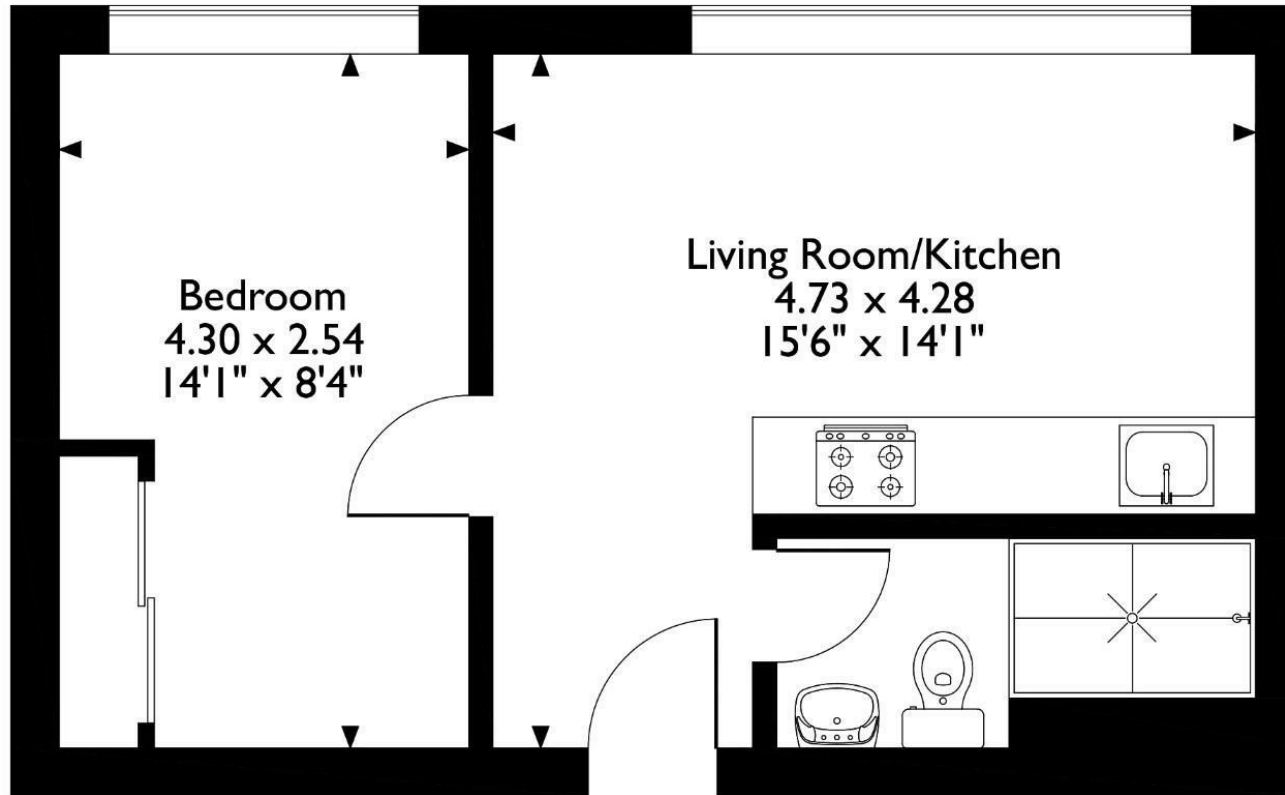
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



West Point, Apartment 815, 501, Chester Road, Manchester



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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