
jordan fishwick

Apt 323 Abito, 4 Clippers Quay, Salford, M50 3BN

We are pleased to have for sale this cosy studio apartment, found on the 3rd floor of the Abito development in Salford. Located close to Deansgate, Victoria Station and Selfridges this apartment offers ample storage with a built in unit at the centre of the property incorporating a fitted kitchen, shower cubicle and toilet plus a fold away double bed . There is a balcony off the living space and floor to ceiling windows which brings lots of light exposure to the property. On site concierge. EWS-1 A1 Rating. INVESTORS ONLY. Tenanted @ £925.00.

Offers Around £80,000

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

The Building

Situated in Salford, this property benefits from excellent transport links, making it easy to access the city centre and beyond. The surrounding area boasts a variety of amenities, including shops, restaurants, and parks, catering to all your daily needs.

Studio

A large open plan room that is built around a central pod that houses the bathroom suite, fitted kitchen and pull down bed as well as plenty of storage space.
The Living area has double glazed window that looks towards the city centre. Wood effect laminate flooring. Power and light points. TV / phone point.
The Kitchen has power and light points. Built into the pod is a fitted white kitchen with contrasting wooden work surfaces. Housing the stainless steel circular sink unit with mixer tap. Electric oven and dishwasher.
The shower room is built inside the pod is a fitted white three piece suite that incorporates WC, wall mounted wash hand basin with mixer tap and Walk in shower. Tiled floor. Extractor fan. Mirror. Shelving units.
Spotlights
The bedroom area has the double bed built into the pod and pulls down. Spotlights built into the unit are above the bed. Wood effect laminate floor.
Balcony.

Additional Information

Tenure: Leasehold
Lease: 150 Years From 2008 (134 Remaining)
Service Charge: £1708pa (Billed Quarterly)
Ground Rent - £200.00

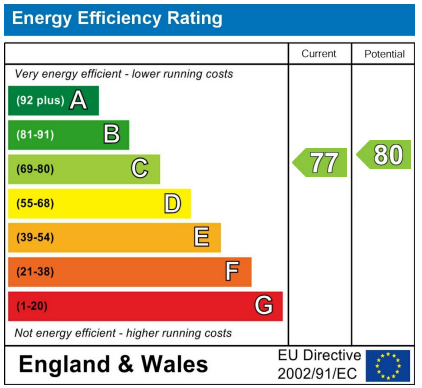
Building Insurance: £358pa
Council Tax: Salford B
EPC: C

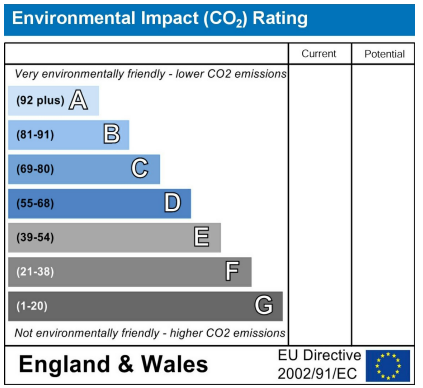
Agent Notes

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.





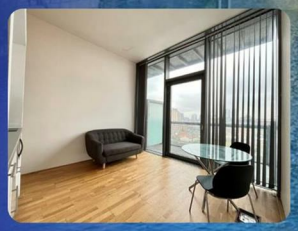
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A 1 bedroom apartment in Clippers Quay with parking.

A great investment opportunity providing a 13.8% gross rental yield.

IMPORTANT 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

£925 PCM

GROSS RENTAL YIELD

13.8%

INVESTMENT SCENARIO:

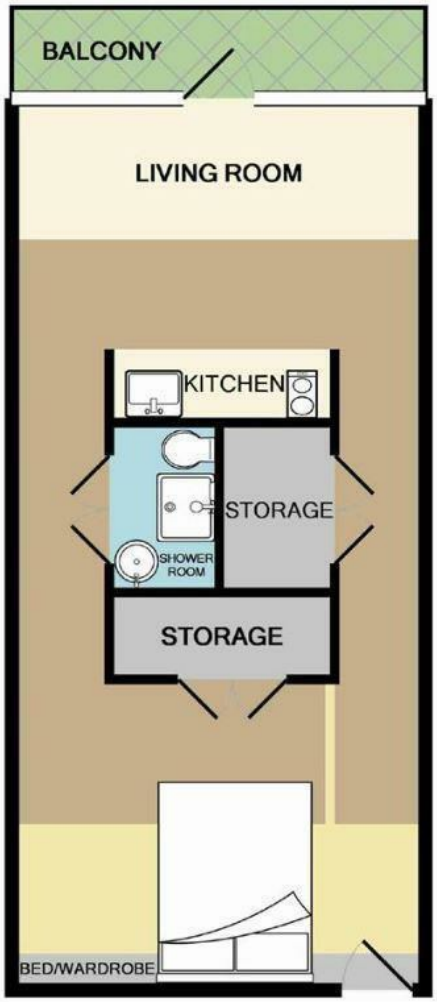
PURCHASE PRICE:	£80,000
DEPOSIT (25%):	£20,000
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£275
ANNUAL RENT:	£11,100
NET RETURN	£7,800

ANNUAL SERVICE CHARGE, GROUND RENT AND AGENTS FEES NOT INCLUDED









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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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