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# Apt 20705 No 1 Old Trafford, 4 Wharf End, Trafford Park, Salford Quays, M17 1HZ

This superb 7th floor two bedroom apartment is located close to Old Trafford football ground and Salford Quays. The building has a luxury feel to it with spacious lobby area and concierge desk. The apartment has an open entrance hall through to the living room/kitchen, the latter of which has high gloss units with built in appliances. Corner living room with triple glazing throughout. The master bedroom is larger than average with en-suite. Second double bedroom and bathroom.

# Auction Guide £150,000

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

## Living/Kitchen
23'2" x 10'7"
Modern fitted kitchen with integrated appliances, Dual aspect, floor to ceiling windows, spot lighting.

## Master Bedroom
15'9" x 9'7"
Fitted carpets, spot lighting, electrical heater, floor to ceiling window.

## Bathroom
6'10" x 5'6"
Part tiled bathroom, hand wash basin, WC, shower attachment, fitted mirror, spot lighting, heated towel rail.

## Bedroom Two
11'3" x 9'0"
Fitted Carpets, Electrical heater, spot lighting, UPVC window.

## En-Suite
7'2" x 4'7"
Part tiled shower room, hand wash basin, WC, walk in cubicle with shower attachment, spot lighting, extractor fan, fitted mirror

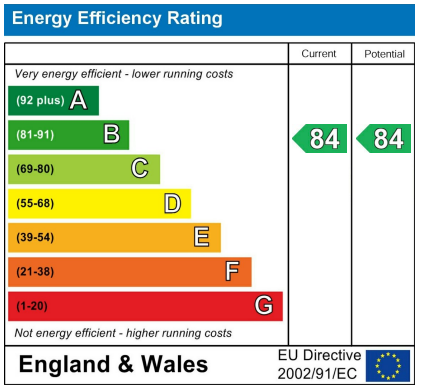
## Additional Information
Service charges - £2,714.08 per annum including buildings insurance.
Ground rent - £242.50 per annum
Lease - 250 years from 17 May 2021
Council Tax Band C
EPC- B

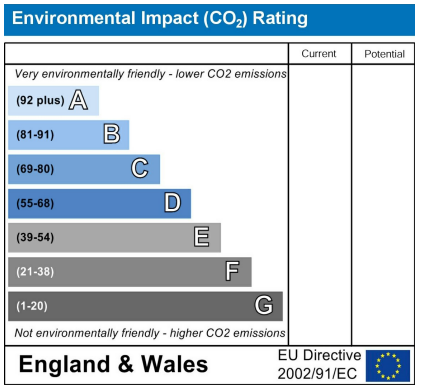
## AUCTIONEERS COMMENTS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation

Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Agents 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.



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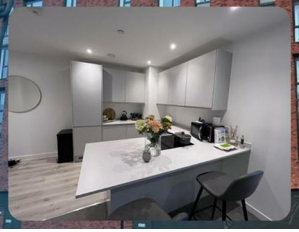
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A 2 bedroom apartment in Trafford with great views.

A great investment opportunity providing a 10% gross rental yield

MPORTANT INFORMATION: All figures are illustrative and should be independently verified. This flyer is marketing information, not financial,tax or legal advice.





SALE PRICE

**£150,000**

CURRENTLY ACHIEVING

**£1,250 PCM**

GROSS RENTAL YIELD

**10%**

**INVESTMENT SCENARIO:**

| | |
|---|---|
| PURCHASE PRICE: | £150,000 |
| DEPOSIT (25%): | £37,500 |
| MONTHLY MORTGAGE: (5.5% INTEREST ONLY) | £515.62 |
| ANNUAL RENT: | £15,000 |
| NET RETURN | £8,812.56 |

ANNUAL SERVICE CHARGE, GROUND RENT AND AGENTS FEES NOT INCLUDED.







GROUND FLOOR




Measurements are approximate. Not to scale. Illustrative purposes only
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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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