
jordan fishwick

Apt 108 Hudson Court, 54 Broadway, Salford Quays, M50 2UF

We are pleased to have for sale this two bedroom apartment found on the 1st floor of the Hudson Court development, Salford Quays. The property comprises of an entrance hallway, storage room with hot water tank and plumbing for washing machine, kitchen with integrated appliances, spacious lounge with communal garden views, two double bedrooms, family sized bathroom with contemporary fixture's and fittings. Gated Parking Included. EWS-1 Available. Currently rented for £1100 pcm Investors only. 8.8% Gross Yield

Price £150,000

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

Entrance Hallway
Leads to all rooms, storage with hot water tank and plumbing for washing machine.

Kitchen / Lounge
12'2" x 22'8"
Range of wall and base units with complimentary kitchen worktop, inset metal sink with mixer tap, integrated oven / hob, fridge / freezer, extractor fan. The spacious lounge has wooden laminate flooring, spot lighting, electric heater, double glazed UPVC window.

Bedroom One
7'10" x 11'1"
Fitted carpets, electric heater, spot lighting, double glazed UPVC window.

Bedroom Two
9'3" x 15'3"
Fitted carpets, electric heater, spot lighting, double glazed UPVC window.

Bathroom
9'4" x 7'4"
Part tiled bathroom, shower attachment with mixer, low level w.c, hand wash basin, extractor fan, spot lighting, fitted mirror.

Externally
Gated Parking Space Included

Additional Information

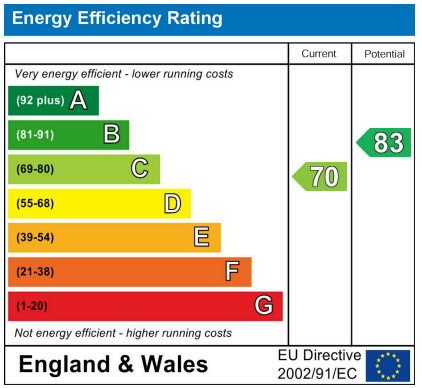
Ground Rent- £470 pa
Lease 150 years from 2006
Service Charge - £2,307.00 pa
Council Tax Band- C
EPC- C
Building Managed: Living City Group

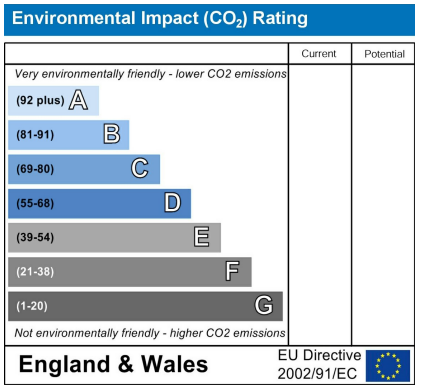
Agents Notes

`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.

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 2 bedroom apartment in Salford Quays with parking.

A great investment opportunity providing a 8.8% 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

£150,000

CURRENTLY ACHIEVING

£1,100 PCM

GROSS RENTAL YIELD

8.8%

INVESTMENT SCENARIO:

PURCHASE PRICE:	£150,000
DEPOSIT (25%):	£37,500
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£515.62
ANNUAL RENT:	£13,200
NET RETURN	£7,012.56

ANNUAL SERVICE CHARGE, GROUND RENT AND AGENTS FEES NOT INCLUDED









These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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