



Apt 238 West Point, Chester Road, Old Trafford, Manchester, M16 9QL

Jordan Fishwick are pleased to offer for sale this LOW ENTRY level investment opportunity, a second floor studio apartment in the West Point development, just a 30 minute walk to Manchester City centre. The apartment block was converted within the last 2 - 3 years to a high spec throughout. There are some fantastic facilities on site including concierge service, residents lounge, residents gym and bike storage. This self contained studio has bed area, fitted kitchen and modern shower room. Rented until August 2023 at £719 including bills. Gross yield 8.84%.

Price £97,500

Viewing arrangements

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

Additional Information

Rental Income £719 per month (including bills) Gross yield 8.84%.

Service charges - £1047.22 per annum

Ground rent - £250 per annum

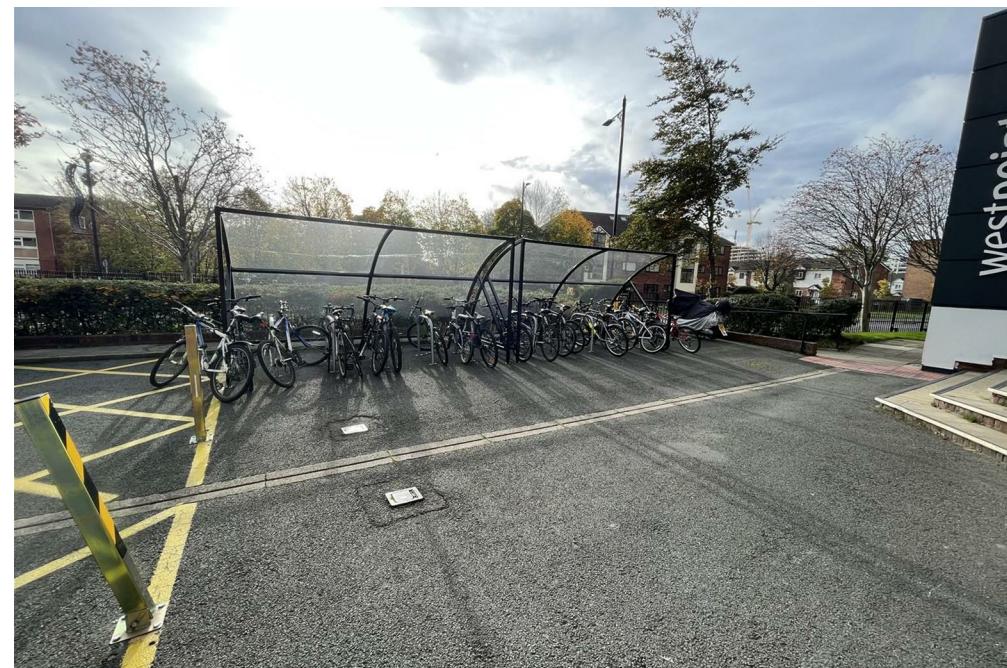
Lease - 250 years from February 2019

Council Tax Band A

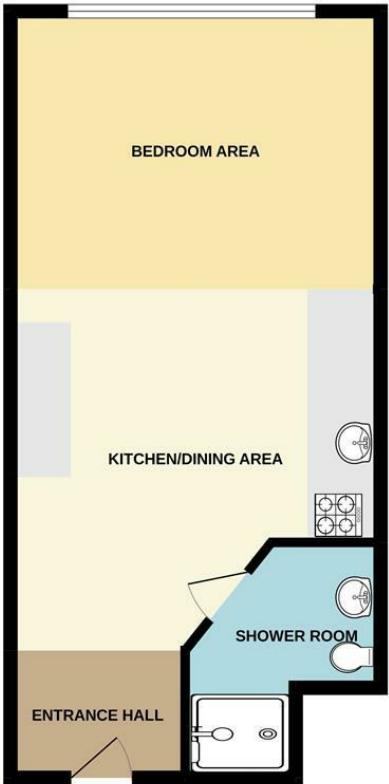
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

Email: manchester@jordanfishwick.co.uk



SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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