
SLATER HOUSE
PX15 RZD
jordan fishwick

Apt 34, Slater House, Woden Street, Lamba Court, Salford, M5 4UE

We are pleased to have for sale this two bedroom apartment found on the 2nd floor of the Slater House development, Salford.
The property comprises of an entrance hallway, a spacious lounge with a Juliet balcony a kitchen with integrated appliances. Two double bedrooms with the master including a contemporary en-suite. A family sized bathroom. Tenanted @ £1200.00 PCM 10.29% gross return. B2 EWS-1 Rating. A letter of comfort is available from the original developer to cover the costs of the works required.

Asking Price £140,000

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

Kitchen / Lounge
14'6" x 13'5"
Open plan lounge, laminate flooring, electrical heating, TV access points, access to Juliette balcony. Range of wall and base units with complimentary kitchen worktop, integrated oven/hob, extractor fan

Bedroom One
9'11" x 14'6"
Fitted carpets, UPVC window, electrical power sockets, electrical heating, access to the en-suite.

En-Suite
6'0" x 5'7"
Shower cubicle with shower attachment and mixer, part tiled, low level w.c, hand wash basin, extractor fan. heated towel rail.

Bedroom Two
8'11" x 12'0"
Fitted carpets, UPVC window, electrical power sockets, electrical heating.

Bathroom
7'0" x 5'10"
Part tiled bathroom, shower attachment with mixer, low level w.c, hand wash basin, extractor fan, fitted mirror, heated towel rail.

Externally
Gated secure parking space included

Additional Information
Service Charge - £2,370.33 pa
Ground Rent - £216.89 pa The ground rent review is every 5 years
Council Tax - B
EPC- B

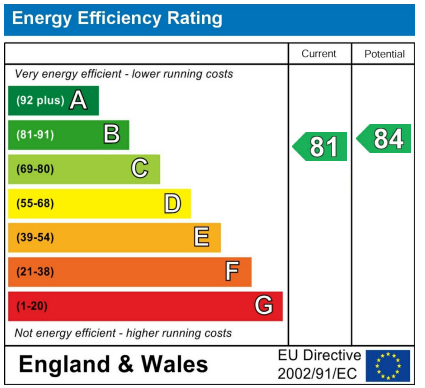
Lease- 125 years from 2004
Managing Agent- Zenith

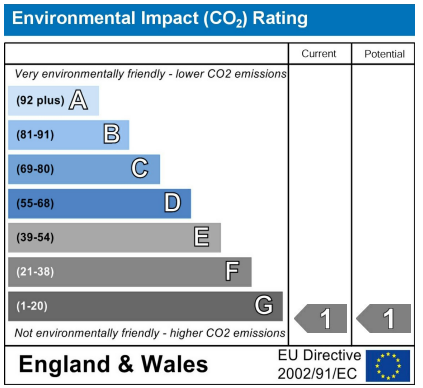
Agents Notes

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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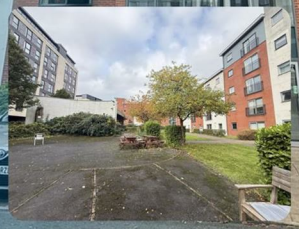
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Lamba Court, Salford, M5 4UE

A 2 bedroom apartment in Salford with parking.

A great investment opportunity providing a 10.2% 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
£140,000

CURRENTLY ACHIEVING
£1,200 PCM

GROSS RENTAL YIELD
10.2%

INVESTMENT SCENARIO:

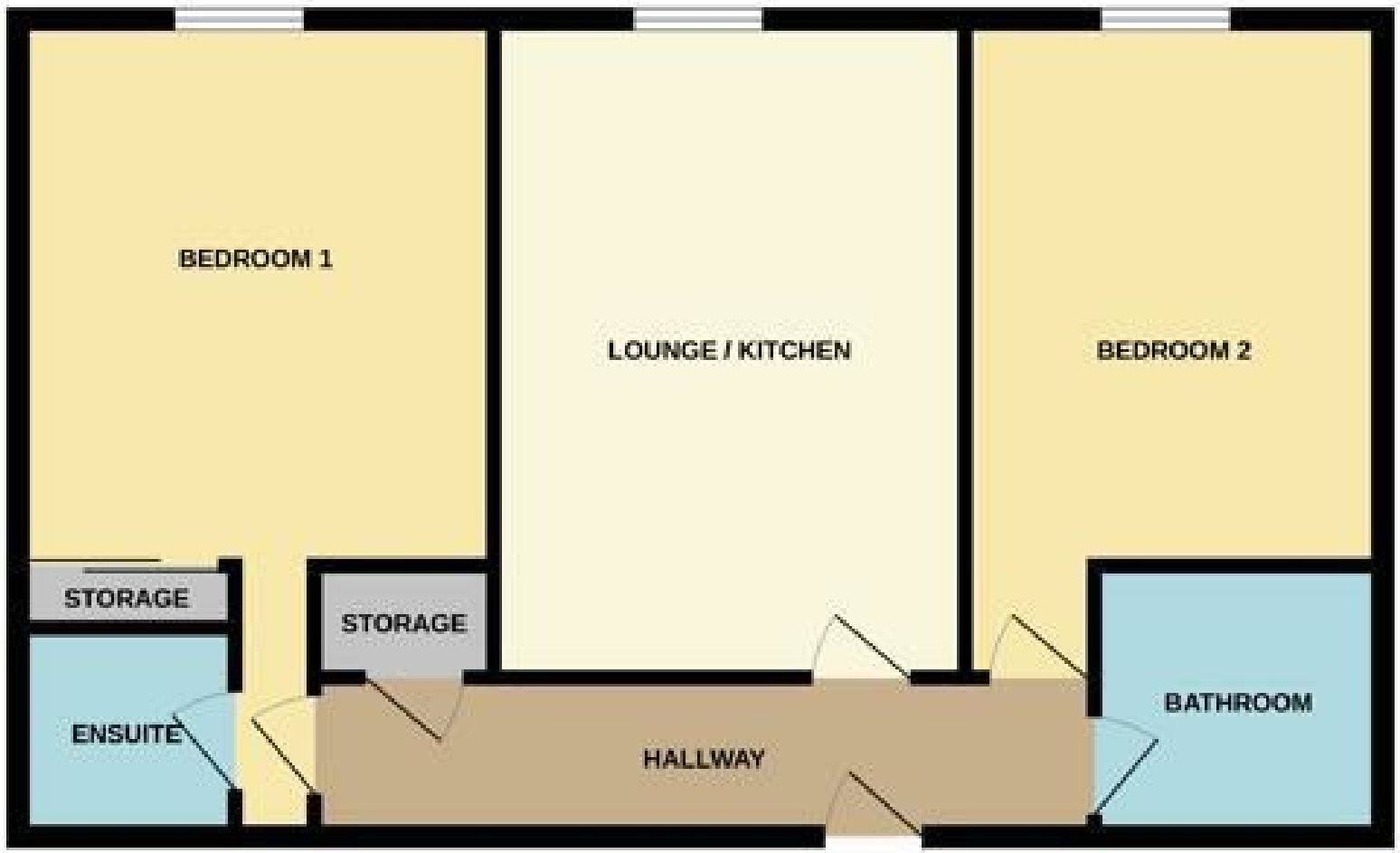
PURCHASE PRICE:	£140,000
DEPOSIT (25%):	£35,000
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£481.25
ANNUAL RENT:	£14,400
NET RETURN	£8,625

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.

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

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