
NO PARKING
AT ANY TIME

Apt 3 Spectrum, Block 1, Blackfriars Road, Salford, M3 7BJ

This excellent one bedroom ground floor apartment in Spectrum boasts superb fixtures and fittings. Benefiting from a large private terrace and secure parking. The apartment comprises in brief: entrance hall, double bedroom with wardrobes, kitchen with integrated appliances open to the lounge with access to the terrace. High specification bathroom. Parking INCLUDED. Tax Band B. EPC rating C. Situated within a short stroll of Harvey Nichols and Selfridges, and close to Spinningfields, Cladding works due to start in 2027. Fully Funded. Check with your mortgage provider prior to viewing.

Price £120,000

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

Entrance Hall
Deep storage cupboard housing hot water system, electric heater and access to all rooms

Living/Kitchen
17'3" x 12'10" max width
Double glazed patio doors leading to the decked terrace. TV and power points with two electric heaters. The kitchen comes with fridge/freezer, dishwasher, electric oven, hob and extractor. Stainless steel sink unit and tiled floor.

Bedroom
12'5" x 8'10"
Upvc double glazed door leading to the outside area. Full length wardrobes and electric heater.

Bathroom
8'0" x 5'7"
Three piece white suite with shower over the bath, fitted mirrored wall, chrome heater and tiled floor. Two fitted cupboards.

Externally
The outside decked area will have the wooden decking replaced once the cladding works are completed, this is expected by 2028. Allocated parking space.

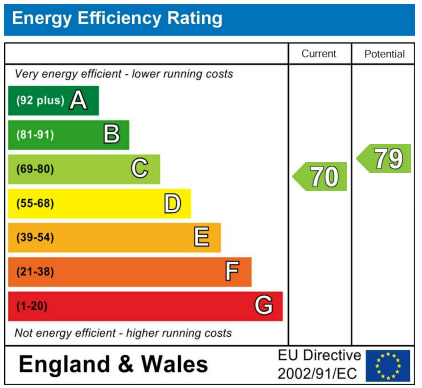
Additional Information
Service Charge £2324.82p pa including water charges
Lease 250 Years from 2006
Ground Rent £275.47p pa
Building Manged by Complete Property Management

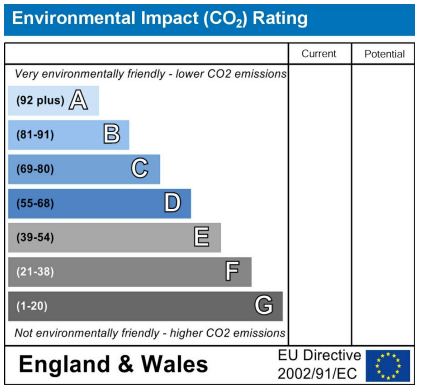
Agents Note

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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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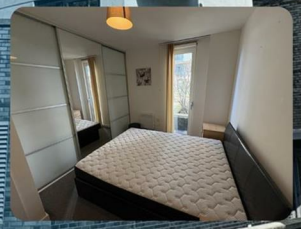
Apt 3, Spectrum Block 1,
Blackfriars Road, Salford, M3 7BJ

A 1 bedroom apartment in Salford with parking and a terrace.

A great investment opportunity providing a 9% 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
£120,000

RENTAL VALUATION
£900 PCM

GROSS RENTAL YIELD
9%

INVESTMENT SCENARIO:

PURCHASE PRICE:	£120,000
DEPOSIT (25%):	£30,000
MONTHLY MORTGAGE: (5.5% INTEREST ONLY)	£412.50
ANNUAL RENT:	£10,800
NET RETURN	£5,850

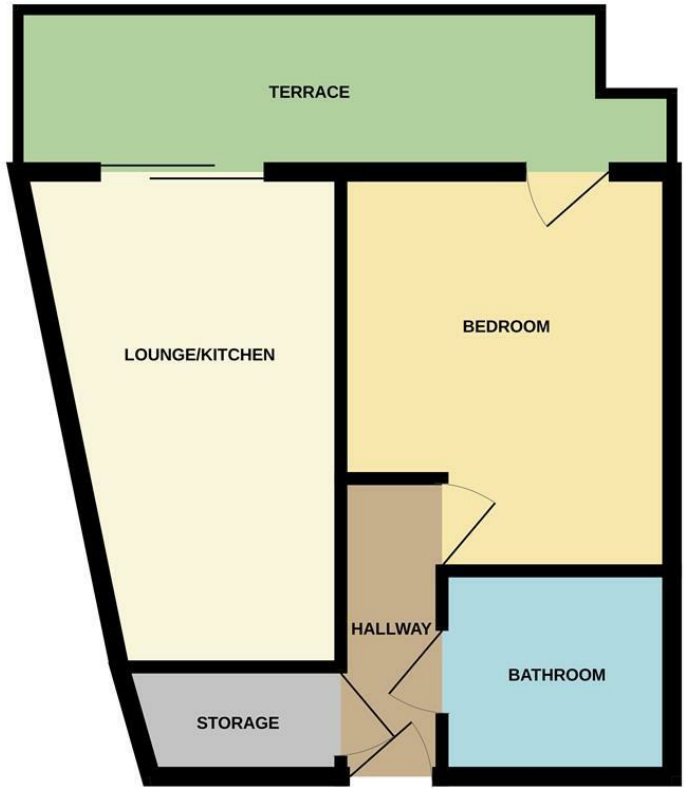
ANNUAL SERVICE CHARGE, GROUND RENT AND AGENTS FEES NOT INCLUDED







GROUND FLOOR



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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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