

# JAKS & CO



## Apartment 213, Fresh, Salford, Lancashire,

A fantastic opportunity to purchase a two bedroom apartment within the 'Fresh Building' conveniently located with easy access to Manchester City Centre, Salford and a stones throw away from Salford Train Station and Spinningfields making it an ideal investment.

Council Tax: C

Tenure: Leasehold

Lease: 983 Years

Service Charge: £2393.00 Per year

Ground Rent: £250.00 Per year

**£180,000 Asking Price**

# Apartment 213, Fresh, Salford, Lancashire,



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C

- 5.5% Yield
- Close to amenities and local transport
- 2 double bedrooms!
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A fantastic opportunity to purchase a two bedroom apartment within the 'Fresh Building' conveniently located with easy access to Manchester City Centre, Salford and a stones throw away from Salford Train Station and Spinningfields making it an ideal investment.

Currently rented with a tenant on a fixed term agreement achieving £825 pcm with a return of 5.5%. However, the market rent for this type of property can exceed around £900 - £1,000 per calendar month,

There is lift access to the 2nd floor where the apartment is located and comprises of, Entrance hallway, Open plan Lounge and Kitchen, Two double bedrooms and a good sized Family bathroom.

Leashold - 999 years with 983 years remaining  
£250 Ground Rent per annum  
Service Charges Monthly £199.44 (£2,398.28 annually)  
Council Tax Band C  
EPC rating C

## Directions

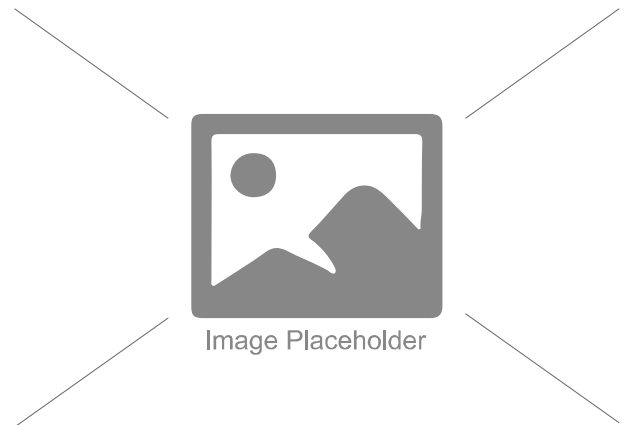
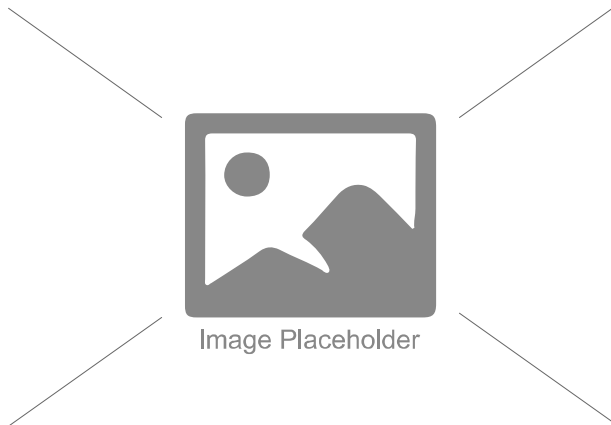
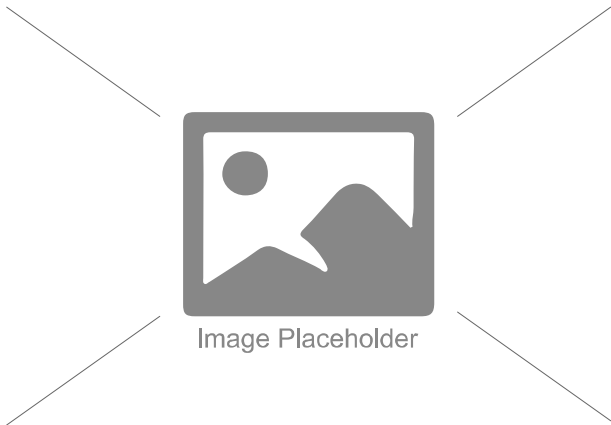
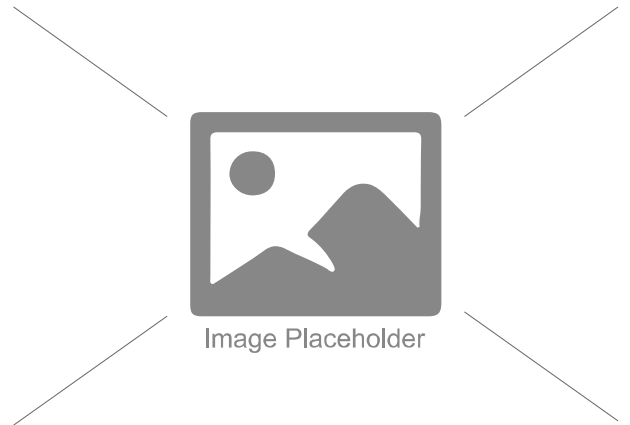




Image Placeholder

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	