



Olympic Lettings are pleased to offer this larger style 2 bedroom 2 bathroom apartment in the iconic The Echo Building. The building is well located for the city centre and the university campuses and well positioned to take advantage of the massive redevelopment of the Riverside area.

The apartment is on the 7th floor and has fantastic views across the city

The apartment is currently tenanted at £730 PCM so would generate an income from day one. We also believe that there is scope to push the rent to £750- £800 at the end of the current tenancy.

The apartment is furnished and all furniture is included in the sales price

The apartment does have an allocated parking space in the secure underground car park.

The accommodation comprises of:

Open Plan Living Room: Spacious area with room for dedicated living and dining areas. Views over the city centre

Kitchen: Well stocked kitchen off the living area

Bedroom 1: Spacious bedroom with room for study area as well as double bed and furniture. The room has access to the:

En-suite: Large shower cubicle

Bedroom 2: Spacious bedroom with room for study area as well as double bed and furniture

Bathroom: Shower over bath

Photos

1. External



Atlas House, Suite 117, Caxton Close, Wigan. WN3 6XU Office: 01942 927327

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Location of Apartment

2. Communal Corridor



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3. Living Room and Open Plan Kitchen



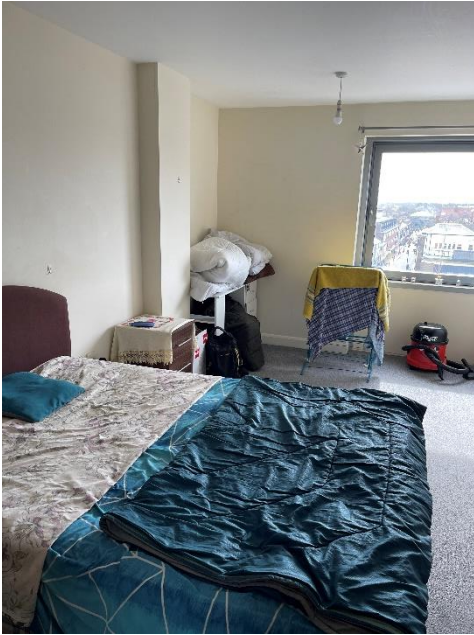
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4. View from Living Room



5. Bedroom 1



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6. En-suite Bathroom



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7. Bedroom



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8. Main Bathroom



Other Details

Tenure Leasehold. 125 years from 1st February 2004

Service charge 2024 £4463.2

Ground rent £100

Please note that these are the most recent figures we have available

Interested parties should contact Nazeem on Nazeem.d@olympicestateagents.co.uk or on 07810 180120. Please note that:

- a) The buyer is only considering bid from cash buyers.
- b) The properties are owned by one of the Directors of Olympic Lettings.



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