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Dukes Court, Eccles, M30 9GW



Offers Over £116,500

TENANTS IN SITU ***RECEIVING £600 PCM***

Dukes Court is a smaller development which is well maintained by the management company. Located on Wellington Road near the sought after Ellesmere Park and Monton Village and a stones throw away from Eccles Centre you really are located well with this property. You can bob to Eccles for your daily shopping and stroll through the blossoming Ellesmere Park and Monton Village for a quaint village feel. Sat next to the M602 you have the handiness of being able to dart at a moments notice and public transport links from here are good too, with the metro and train running from Eccles and bus links close by. This apartment is located at the head of the driveway in its own small block of just 3 apartments The apartment itself takes over the whole of the ground floor, therefore all walls are external with no other adjoining flats. It has a parking space directly next to the block. The apartment is a joy; you have a good sized open plan living, dining and kitchen room with two double bedrooms both carpeted and a tiled bathroom. There are large storage cupboards in the hallway. This is a great investment opportunity with a very reliable Tenant, so come and view with us!

Extra Info: Service charge £1100 per anum. Ground rent £270 per anum. Lease length approx 111 years.

PLEASE NOTE: Purchasers will be required to pay a Buyer's Premium of 1.2% inclusive of vat of the final selling price. Eg; Purchase price £100,000 the buyers premium would be £1200 inclusive of vat. (25% of which is due upon acceptance of offer) in addition to the purchase price. You should take this into consideration when making your offer. Should you have an offer accepted for this property you will be required to enter an option agreement with the seller. A copy of the option agreement can be found on our website www.barlowwhite.co.uk for full terms and conditions.

- INVESTMENT OPPORTUNITY
- Longstanding tenant-In-Situ
- Paying £600 pcm
- Great Condition
- Ideal Location
- Close to Trasnport Links
- Walking Distance to Monton Village
- Two DOUBLE bedrooms



