

# jordan fishwick

Estate Agents, Lettings and Management



10, Wilcock Street, Hulme, Manchester, M16 7DA

Price £125,000

Investors Only! Tenanted until January 2020 achieving £675 PCM. Gross Yield 6.2%

This immaculately presented second floor, two double bedroom apartment is located in the popular area of Hulme with great transport links to the city centre and university campuses. Apartment comprises of entrance hallway, larger than average open plan living area with kitchen fitted with fully integrated appliances. Both bedrooms are good size doubles with the main bedroom benefiting with a Juliet balcony which looks over

### Entrance Hallway

Laminate flooring, entry phone system, radiator and storage cupboard.

### Living Area/kitchen 8.01m x 3.10m (26'3" x 10'2")

Double glazed windows to rear of property. Laminate flooring, radiators, tv point. Open through to....

The kitchen comes with wall and base units, gas hob, electric oven, extractor hood, one and a half stainless steel sink unit, fridge/freezer and combi gas central heating boiler. Built in Dishwasher

### Master Bedroom 4.13m x 3.88m (13'7" x 12'9")

Double glazed floor to ceiling window and door leading onto the balcony. Tv point and radiator.

### Bedroom Two 2.83m x 2.64m (9'3" x 8'8")

Double glazed window. Radiator. Fitted carpet

### Bathroom

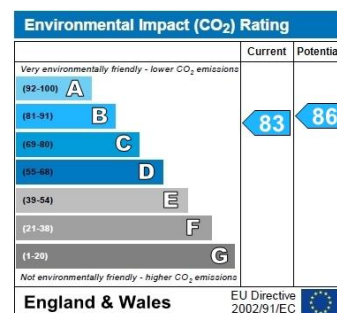
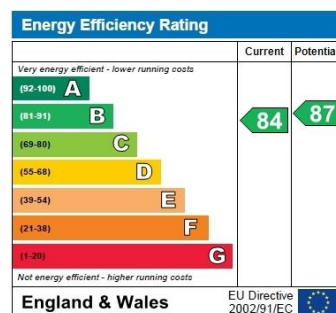
Spacious bathroom with P bath and shower attachment, wash hand basin and w.c. Chrome radiator.

### Externally

This apartment comes with a secure allocated parking space

### Additional Information

Lease: 999 years from  
Service Charge: £90 PCM  
Ground Rent: None Payable



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