

Ascend

Built on higher standards



41 Devonshire Road Manchester M30 0SW

- INVESTORS ONLY
- Ground Floor Location
- Potential Rental yield 7%
- No chain
- Walking distance to Metrolink and Train Station
- One bedroom
- Tenant in situ at £525pcm
- Well presented throughout
- Residents Car Park
- Easy access to Manchester city centre, MediaCityUK and Intu Trafford Centre

£87,500



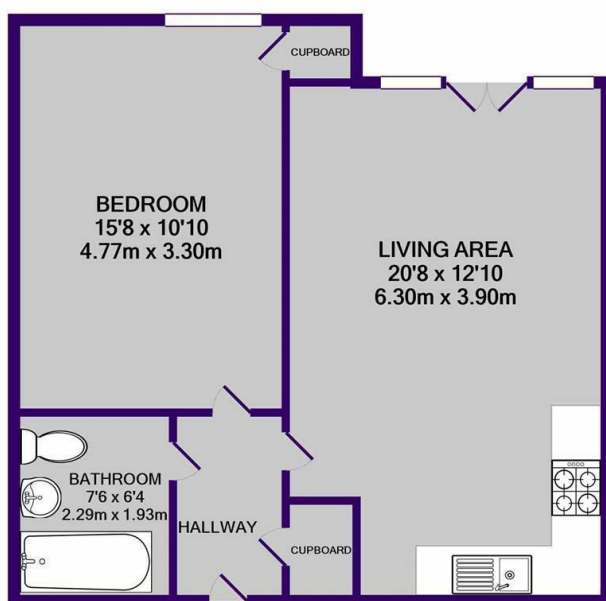
This modern one-bedroom ground floor apartment in the heart of Eccles, just a stone's throw from Manchester city centre, is the perfect investment. Priced at just £87,500, the property is pre-tenanted until July 2021 bringing in a gross yield of 7%, meaning you earn from the moment you make your investment.

With close transport links, two train stations and a tram stop, this property is ideally located for travel in and around Manchester. Only a fifteen-minute tram ride from MediaCityUK, home to the BBC, and a twenty-minute train ride to Spinningfields, Eccles is an attractive location to live. With plenty of shops, restaurants, and bars nearby, there's something here for everyone!

The apartment itself is the only one bedroom in the block, and ideally placed on the ground floor with large patio doors leading out to green space and the large resident's car park. The living area is wide with plenty of space and benefiting from natural light. The kitchen is ideally arranged, with ample storage, and room for kitchen appliances. The large bedroom has a floor to ceiling window that floods it with light, with more than enough space for shelving, storage, or even a sofa-bed. The opportunities are endless. In the bathroom you have the versatility and comforts of a shower bath – perfect to suit any future tenant.

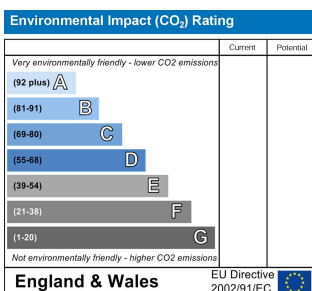
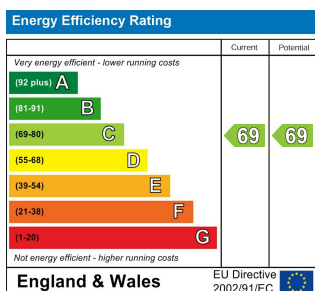
This apartment has much to offer and is a sound investment so it's certain not to be available for long. Get in touch with our team today to find out more about this exciting opportunity!

Lease: 125 years from 2013
Ground Rent: £280pa
Service Charge: £110pm
Current rent achieved: £525pcm
Tenanted until July 2021



TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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