



STOP! Take a look at this **EXCELLENT FREEHOLD INVESTMENT** opportunity! Built in 2007 this well-maintained block of **THREE**, two **DOUBLE** bedroom apartments are presented to the highest standards throughout and currently generate over £21,600 income per annum! Each apartment comes with an entrance hallway, spacious modern bathroom, two double bedrooms, storage and large open plan lounge/kitchen complete with floor to ceiling window. Having been recently built each apartment comes fully double glazed and gas central heated. The well-kept communal areas are flooded with natural light via the roof windows and the block has secure access and intercoms for tenants. Externally the property offers ample off road parking for tenants and visitors. Located ideally for transport links and amenities the block is a short distance from Manchester City Centre and would make an excellent investment as it currently yields over 5.4% return with potential to grow this further. Contact our office on 0161 7074900 for more details and to arrange a viewing!

**Anias Mews, 24 Griffin Street
Salford, M7 2GL**

Monthly Rental Of £675

**0161 7074900
info@hillsresidential.co.uk**

Flat 1

Hallway

Ceiling light point, wall-mounted radiator and wooden flooring.

Bathroom *11' 5" x 10' 4" (3.48m x 3.15m)*

Three piece suite comprising of low level WC, pedestal hand wash basin and bath. Chrome heated towel rail, double glazed window to the rear, three ceiling light points and tiled flooring.

Bedroom One *11' 10" x 11' 10" (3.60m x 3.60m)*

Double glazed window to the side, wall-mounted radiator and ceiling light point.

Bedroom Two *10' 9" x 12' 2" (3.27m x 3.71m)*

Double glazed window to the rear, wall-mounted radiator and ceiling light point.

Lounge/Kitchen *26' 5" max x 10' 9" max(7.92m x 3.27m)*

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Oven, hob and extractor, fridge/freezer and tiled flooring. Double glazed window to the front and two double glazed windows to the side, two wall-mounted radiators and inset spotlights.

Externally

Ample communal parking and secure access for tenants.

Flat 2

Hallway

Ceiling light point, wall-mounted radiator and wooden flooring.

Bathroom *14' 9" x 13' 2" (4.49m x 4.01m)*

Three piece suite comprising of low level WC, pedestal hand wash basin and bath. Chrome heated towel rail, double glazed window to the rear, three ceiling light points and tiled flooring.

Bedroom One *11' 10" x 11' 10" (3.60m x 3.60m)*

Double glazed window to the side, wall-mounted radiator and ceiling light point.

Bedroom Two

Double glazed window to the rear, wall-mounted radiator and ceiling light point.

Lounge/Kitchen *26' 6" max x 10' 7" max (8.07m x 3.22m)*

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Oven, hob and extractor, fridge/freezer and tiled flooring. Double glazed window to the front and two double glazed windows to the side, two wall-mounted radiators and inset spotlights.

Externally

Ample communal parking and secure access for tenants.

Flat 3

Hallway

Ceiling light point, wall-mounted radiator and wooden flooring.

Bathroom

Three piece suite comprising of low level WC, pedestal hand wash basin and bath. Chrome heated towel rail, double glazed window to the rear, three ceiling light points and tiled flooring.

Bedroom One

Double glazed window to the side, wall-mounted radiator and ceiling light point.

Bedroom Two

Double glazed window to the rear, wall-mounted radiator and ceiling light point.

Lounge/Kitchen

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Oven, hob and extractor, fridge/freezer and tiled flooring. Double glazed window to the front and two double glazed windows to the side, two wall-mounted radiators and inset spotlights.

Externally

Ample communal parking and secure access for tenants.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.

