



## 2 bed apartment to buy in M40

Lower Vickers Street, Manchester, Greater Manchester, M40 7LJ

**£95,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Great Property
- ✓ Two Double Bedrooms
- ✓ 714 sq ft Living Space
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Positioned on the second floor, this delightful period apartment presents an excellent opportunity for first-time buyers or savvy investors looking to maximise rental income potential. With an impressive annual rental yield of £14,100, equating to a substantial 14.8% gross yield, this property offers a solid investment proposition.

Boasting 714 sq ft of living space, this well-maintained home features two bedrooms, making it an ideal choice for small families or professionals. The apartment exudes a bright and airy atmosphere, enhanced by large windows that flood the rooms with natural light. Residents will appreciate the convenience of resident parking, ensuring easy access to their abode.

Located in a prime area with close proximity to amenities, schools, and transport links, this property presents a fantastic opportunity for those seeking a cosy yet stylish living space in a desirable neighbourhood. Secure your viewing today to experience the charm of this second-floor gem.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 112

Annual Ground Rent Amount: £375.00

Annual Service Charge Amount: £2,169.00

Price: Starting Bid £95,000

Property Type: Apartment

Parking: Allocated

Year built: 1869

Construction materials: Brick and block

Listed property: Yes

Heating: Electric

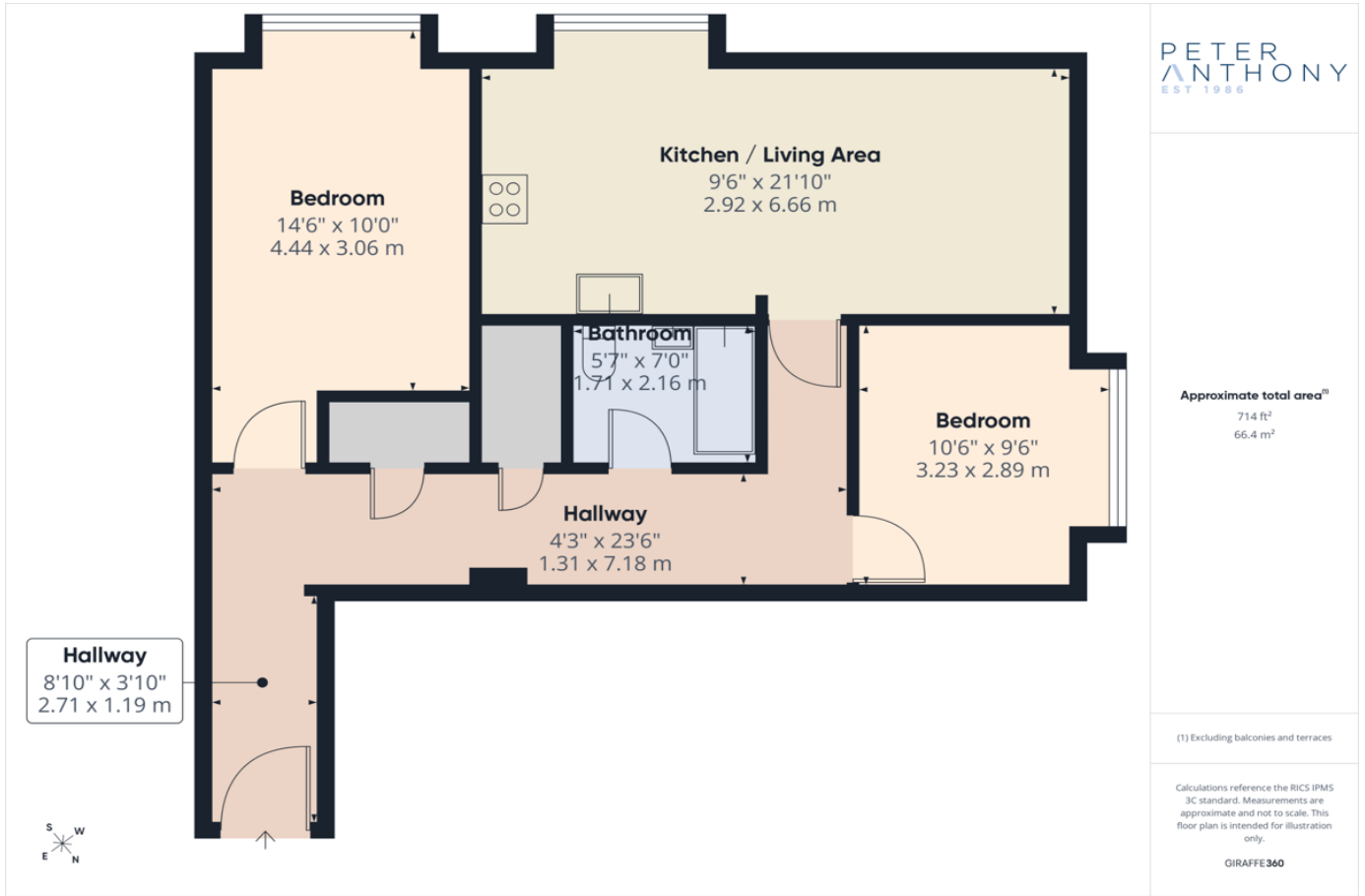
Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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