



Spinners Mill, Hatter Street, Manchester

£230,000 Leasehold

Great Investment Opportunity

Description

A GREAT INVESTMENT OPPERTUNITYA CITY CENTRE TWO BED, TWO BATHROOM APARTMENT ON THE LOWER GROUND FLOOR IN SPINNERS MILL LOCATED IN THE POPULAR ANCOATS AREA.

The property benefits from an entrance hall that gives access to all area as well as a storage cupboard which has space and plumbing for a washing machine. There are two double bedrooms, one which comes with an en-suite, a family bathroom and a open plan living, kitchen and dining area.

The property currently has two active tenants in place with a rental income of £1050 per calendar month which gives the property a 5.48% yield. The total apartment comes to 659sqft.

Ancoats which has been named the best place to live in Manchester, it is a happening neighbourhood known for its eclectic food and drink scene. Scandinavian eateries, Japanese teahouses and Mexican restaurants, to name a few, sit alongside craft breweries and speakeasy-style bars. There area has everything on its doorstep as well as great transport to all other areas across Manchester.

Council Tax Band: D

Tenure: Leasehold

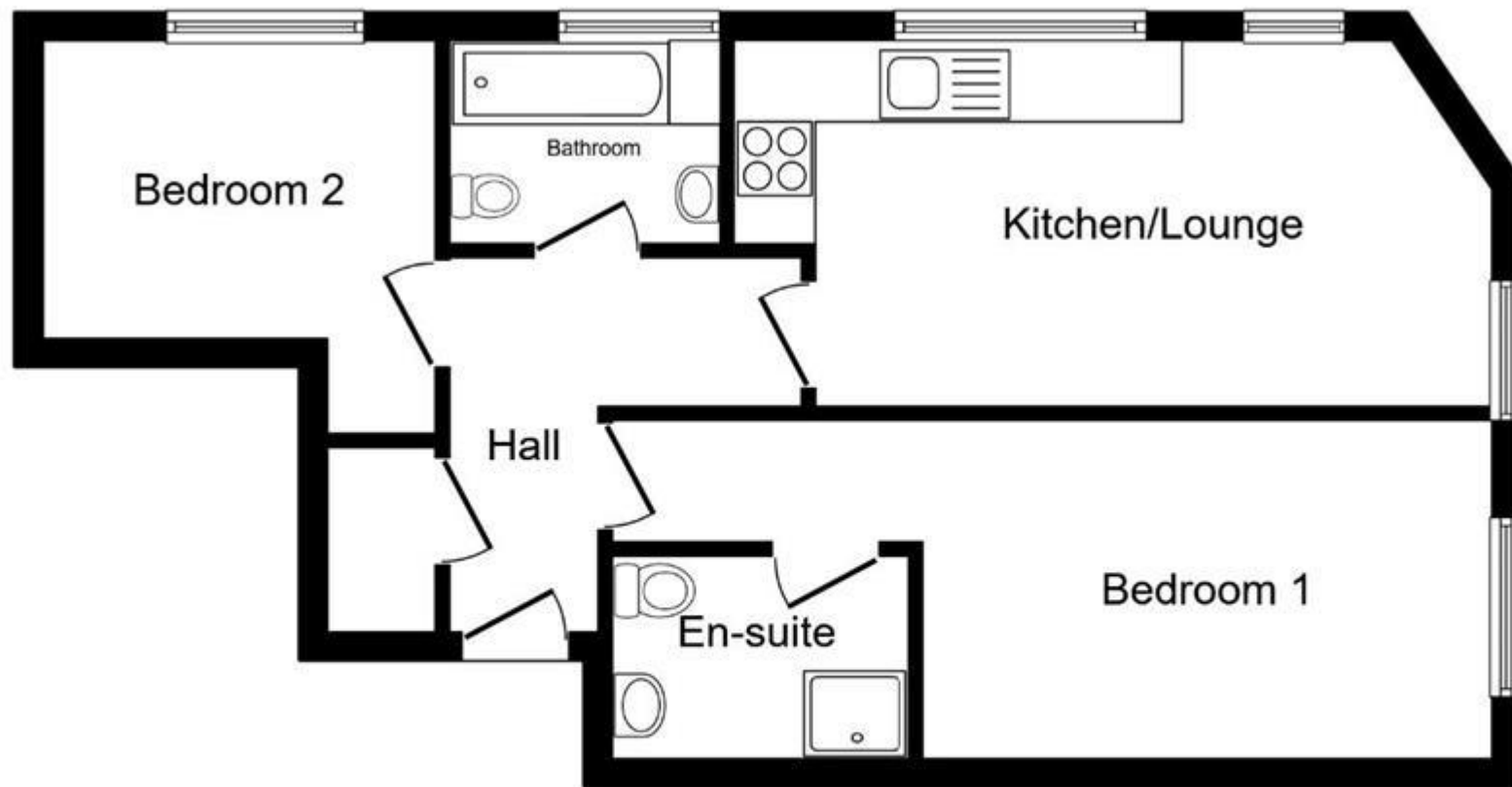
Ground Rent: £250 per year



Service Charge: £1,067.95 per year

Tenure

Leasehold



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | 57 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

Viewing by appointment only
 NPP Residential - Head Office
 14 St Mary's Parsonage, Manchester M3 2DF
 Tel: 0161 639 0050 Email: info@nppresidential.co.uk Website: <https://nppresidential.co.uk/>