



# Landmark, 30 Oldfield Road

£250,000 Leasehold

Great Investment Opportunity

## Description

\*\*\*A RENTAL YIELD OF 7.4%\*\*\*A great investment opportunity in the newly completed building of Landmark located in Salford but within close distance to Manchester City Centre. This fully furnished 2 bed, 2 bath fifth floor apartment with balcony comes with an active tenant already in place.

The building also benefits with a gymnasium, dedicated lounge, courtyard garden, entrance foyer and all within a 10 minute walk of the city's central business district, bars, restaurants and high-end shopping areas. The building is also 2 minute walk from Regent Retail Park where you can find all your amenities such as Sainsbury's, Boots and a JD Gym.

Council Tax Band: B

Tenure: Leasehold (243 years)

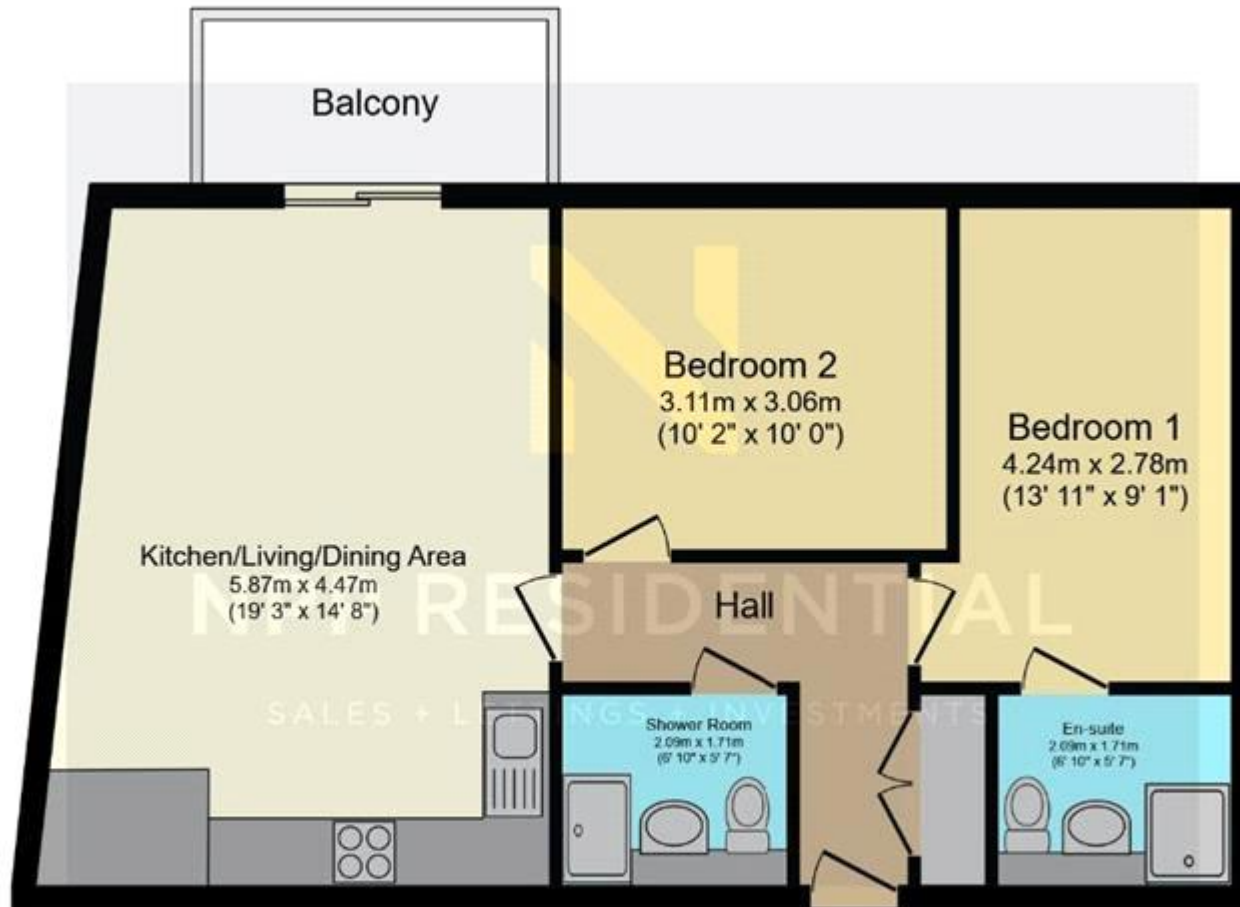
Ground Rent: £395 per year

Service Charge: £2,360 per year

## Tenure

Leasehold





## Floor Plan

Total floor area 62.6 sq.m. (674 sq.ft.) approx

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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