



# Roberts House, Manchester Road, Altrincham

1 bed apartment

Offers Over £107,000 Leasehold

## Description

This 1-bed apartment features an open-plan layout, optimizing space and natural light. The living area is generously sized, providing a versatile space for tenants to relax or entertain. The adjoining kitchen comes with appliances, ample cabinetry, and durable countertops, making it an attractive feature for renters.

The bedroom is spacious and comfortable, with a large wardrobe and double bed. The bathroom is equipped with fixtures and a convenient shower/bath setup.

This apartment is in close proximity to public transportation, shops, pubs, and Altrincham Retail Park.

With an active tenant in place (achieving £800 per month - 8.9% RENTAL YIELD), this makes an excellent investment with low maintenance needs and a strong rental yield, appealing to both young professionals and couples, as well as home buyers.

\*\*\*Agent note\*\* \*Photos taken before the current tenant moved in.

Council Tax Band: B

Tenure: Leasehold (117 years)

Ground Rent: £350 per year

Service Charge: £1,045.48 per year



## Tenure

Leasehold



## Floor Plan

Floor area 35.0 m<sup>2</sup> (377 sq.ft.)

**TOTAL: 35.0 m<sup>2</sup> (377 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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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