



## 1 bed apartment to buy in M9

Spindletree Avenue, Manchester, Greater Manchester, M9 7HQ

**£49,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ CASH BUYERS ONLY
- ✓ Tenant in Situ £525 pcm
- ✓ One Bed Apartment
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

\*\*\*CASH BUYERS ONLY\*\*\*

\*\*\*TENANT IN SITU\*\*\*

1 bed apartment for sale.

Currently tenanted with long term tenant at £525PCM.

The accommodation briefly comprises:-Communal Entrance, Lift, Entrance Hallway to Apartment, Double Bedroom, Bathroom and Open Plan Lounge Kitchen with stunning Views towards Manchester and the Pennines.

Ideal for access to the M60 Motorway Network.

CASH BUYERS ONLY

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £49,000

Property Type: Apartment

Parking: Allocated

Year built: 2005

Roofing type: Concrete roof tiles

Known property issues: Unsafe cladding

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(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:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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