

**1 – 3 MANOR AVENUE
URMSTON, MANCHESTER M41 9GH
FOR SALE – O/O £475,000**



INVESTMENT OPPORTUNITY
**FOUR REFURBISHED FLATS WITHIN A VICTORIAN DETACHED ON
THE EDGE OF URMSTON TOWN CENTRE. THE SALE INCLUDES
THE FREEHOLD PLUS LARGE BASEMENTS WITH POTENTIAL TO
CONVERT TO FURTHER LIVING ACCOMMODATION
SUBJECT TO PLANNING**

DESCRIPTION

Situated on the edge of the town centre and within walking distance of Urmston Meadows. We are pleased to offer to the market this great investment opportunity to acquire four apartments within this Victorian detached property which have been refurbished to a high standard. The sale of the apartments includes the freehold title enabling the purchaser to introduce a management company to maintain the communal areas. Also included are the basements which would lend itself to conversion to a further apartment subject to planning. There are four further apartments within the building which we understand are owned by two vendors and are let on assured shorthold tenancy agreements. The apartments are let on assured shorthold tenancy agreements currently providing an income of £34,440 p.a. There are three 1 bedroom apartments plus one 2 bedroom apartment all with new kitchens and bathrooms, newly plastered, separately metered, gas central heating, UPVc double glazed windows and re-carpeted throughout. One apartment is situated on the ground floor, two on the 1st floor and one on the 2nd floor. Outside the property has been landscaped.



FLAT 1A	G FLOOR (1 bedroom)	850 SQ.FT	Let on an AST for period 15/10/22-14/10/23 with rent £775 pcm
FLAT 3	1ST FLOOR (1 bedroom)	410 SQ.FT.	Let on an AST for period 20/2/21-19/2/22 with rent £650 pcm
FLAT 7	1ST FLOOR (2 bedroom)	850 SQ.FT.	Let on an AST for period 22/1/21-21/1/22 with rent £695 pcm
FLAT 8	2ND FLOOR (1 bedroom)	820 SQ.FT.	Let on an AST for period 21/12/22-20/12/23 with rent £750 pcm

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATES

Flat 1a – energy rating D – 9488-5977-6229-6291-6904

Flat 3 – energy rating D – 0036-1201-4802-6368-1504

Flat 7 – energy rating C – 9938-5024-6209-6880-0204

Flat 8 – energy rating E – 2160-0661-4020-6103-8101

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.