





# Apt 20 Yew Street, Hulme, Manchester, M15 5YW

## INVESTMENT OPPORTUNITY!

An excellent opportunity to buy a TOP FLOOR two bedroom apartment in Hulme. The apartment comprises of a good size living area with modern fully fitted kitchen off, two bedrooms, the master benefiting from an en suite shower room and a additional bathroom off the hallway. The apartment benefits from gas central heating, UPVC Double glazing and comes with a parking space and communal gardens.

Rented at £895PCM until October 2024 offering a gross yield of 6.5% gross yield.

## Price £165,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Ceiling lights. Fitted carpet. Storage cupboard. Doors to all rooms.

### Living Room

17'5" x 11'8"

Fitted carpet. TV/telephone point. Wall mounted radiator. Windows.

### Kitchen

17'5" x 11'8"

Range of wall and base units with worktop over. Oven with hob and extractor over. Sink with mixer tap over. Storage cupboard housing washing machine. Window over looking communal gardens. Ceiling light.

### Bedroom One

13'8" x 10'2"

Fitted carpet. Window. TV point. Wall mounted radiator. Access to en-suite.

### En-suite

Low level W/C. Pedestal sink with taps. Shower cubical with mixer shower. Window. Ceiling light.

### Bedroom Two

9'10" x 7'9"

Fitted carpet. Window. TV point. Wall mounted radiator.

### Bathroom

Low level W/C. Pedestal sink with taps. Bath with mixer shower over. Window. Ceiling light.

## Externally

There is access to a parking space included. Communal gardens to the front and rear. Stairs to all floors.

## Additional Information

Service charge £2076 per annum

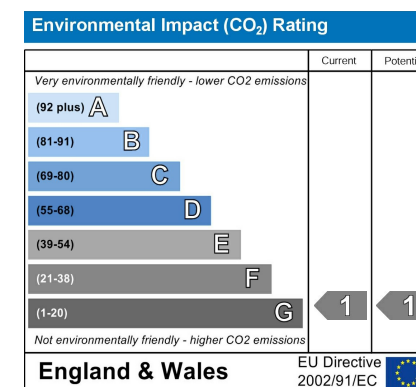
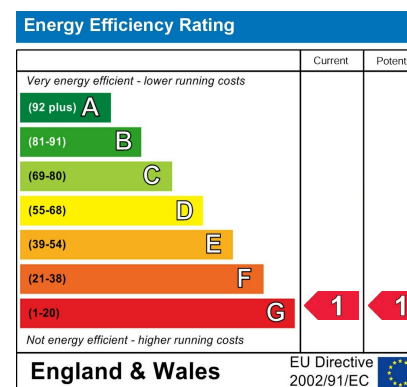
Ground rent £125 per annum

Lease - 150 years from 2004

Managing agents - Scanlans

Council Tax Band B

As part of the Estate Agents Act 1979 the owner of this property works for Jordan Fishwick estate agency.







TOP FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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