

**APARTMENT 105, LADYWELL POINT, PILGRIMS WAY, SALFORD, LANCASHIRE M50
1AW**

£130,000



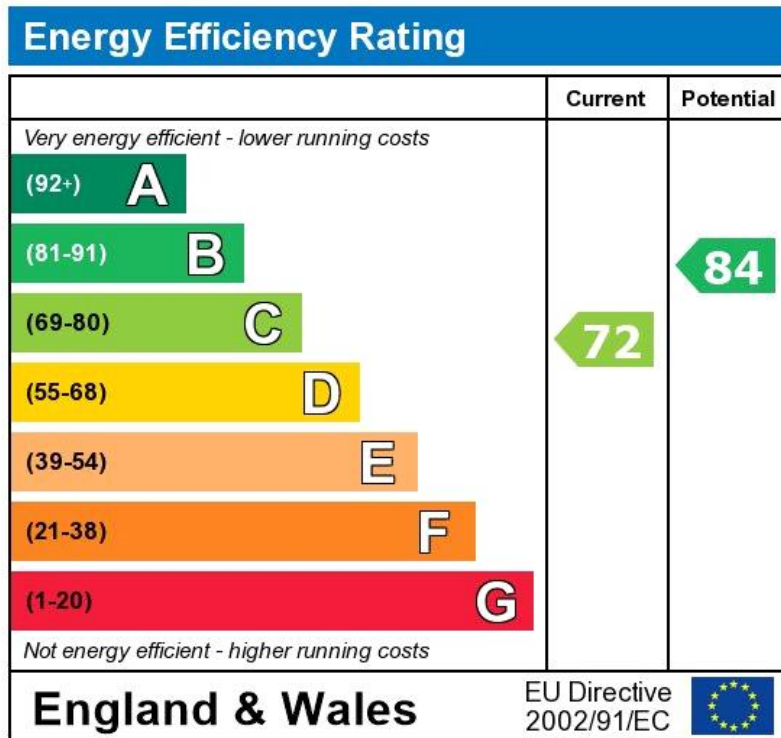
TWO BED, TWO BATH APARTMENT

PROPERTY REFERENCE CODE: RS0148

APARTMENT 105, LADYWELL POINT, PILGRIMS WAY, SALFORD, LANCASHIRE M50 1AW

Ladywell Point is perfectly situated within easy access of Manchester City Centre and Salford Quays. There are local amenities including Salford Royal Hospital and Metrolink within easy reach. This first floor apartment comprises; open plan lounge with fitted kitchen, two double bedrooms, master bed

- ALLOCATED PARKING
- BATHROOM & EN-SUITE
- DOUBLE GLAZING
- NO ONWARD CHAIN
- TWO BEDROOMS
- GATED DEVELOPMENT
- OPEN PLAN LIVING SPACE
- JULIET BALCONY
- INVESTMENT OPPORTUNITY
- FIRST FLOOR



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Ladywell Point is perfectly situated within easy access of Manchester City Centre and Salford Quays. There are local amenities including Salford Royal Hospital and Metrolink within easy reach. This first floor apartment comprises; open plan lounge with fitted kitchen, two double bedrooms, master bedroom with en suite shower room and further bathroom. Excellent investment opportunity. Modern 2-bedroom apartment with allocated parking in Salford. This contemporary 2-bedroom, 2-bathroom apartment in Salford is an excellent investment opportunity, currently rented with a tenant in place. The tenant pays £1,150 per calendar month, ensuring a steady income stream. Gross Yield 10.62%. With allocated parking included, this property offers convenience and accessibility. It represents a hassle-free investment, perfect for those looking to earn rental income without the need for tenant search.

- Council Tax Band: B (Salford City Council)
- Tenure: Leasehold (235 years)
- Ground Rent: £500 per year
- Service Charge: £1,150 per year
- Electricity supply: Mains
- Heating: Electric
- Water supply: Mains
- Accessibility measures: Wheelchair accessible, Lift access

Secure Gated Entrance

Entrance hall

Kitchen/diner

w: 3.35m x l: 3.96m

Lounge

w: 3.05m x l: 2.74m

Bedroom 1

w: 3.96m x l: 3.05m

En-suite

w: 2.13m x l: 1.22m

Bedroom 2

w: 3.05m x l: 2.74m

Bathroom

w: 2.13m x l: 1.83m

Seller's Comments

Investment property for sale currently generating a gross yield of 10.62%







TENURE: We have been advised by the Vendors the property is Leasehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.