

**Auction**

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

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Spindletree Avenue, Manchester, Greater Manchester, M9 7HQ

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

