



3 bed block of apartments to buy in WN2

Ince Green Lane, 1 Amar Street, 3 Amar Street, Ince, Wigan, Greater Manchester, WN2 2DG

£200,000 Starting Bid

 x 3  x 3  x 3

Tenure

Freehold

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ EPC Rating C

On Street parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

EXCELLENT INVESTMENT OPPORTUNITY – THREE SELF-CONTAINED ONE-BEDROOM FLATS – TWO CURRENTLY TENANTED.

Price & Co Estate Agents are delighted to present to the market this fantastic investment opportunity, comprising three self-contained, one-bedroom flats within a single building, offered for sale collectively as one residential investment. There are two flats that are currently occupied by existing tenants and one that is vacant, ready and waiting for new tenants.

Situated on Ince Green Lane, this property presents an excellent opportunity for both established landlords looking to expand their portfolio and investors seeking a multi-unit residential investment with attractive rental income potential.

The building comprises three individual one-bedroom flats, each providing independent living accommodation. Two of the flats are currently occupied by tenants, with the third vacant, offering an incoming investor the benefit of existing rental income alongside the opportunity to secure an additional tenant.

All one bedroom apartments comprise of a spacious lounge, fitted kitchen with integrated appliances, master bedroom & a three piece bathroom. All flats include gas central heating - all which have relevant gas safety certificates, electrical safety certificates and valid energy performance certificates. Parking is available on street and there is a communal low maintenance yard to the rear.

With rental values indicated between £650 and £695 per calendar month per flat, the property offers the potential to generate a combined rental income of approximately £23,400 to £25,020 per annum, assuming all three flats are let at these levels.

The opportunity to acquire three residential units within one building offers several benefits, including multiple potential rental income streams, convenient property management and the ability to spread rental exposure across three individual tenancies.

The added benefit of this investment opportunity is that there are no management fees.

Title Number: GM160871

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Block of Apartments

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

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: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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WN2 2DG

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

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