



Lancashire Properties are delighted to present this investment property which is split into Two self-contained One Bedroom Flats. Situated on Stockport Road West, SK6, with the following benefits:

- Main road location connecting to Stockport Town Centre.
- Walking distance to all local amenities such as Morrisons.
- Centrally located to various primary and secondary schools.
- Excellent local transport network connecting towards stockport and manchester town centers.
- Walking distance to Bredbury Train Station.

Ground floor flat:
Accessed via a shared entrance hall and comprising of an open-plan Living/Dining area with Kitchen, One Double Bedroom and a Shower Room.

First floor flat:
Accessed via a staircase off the shared entrance hall and comprising of an open-plan Living/Dining area with Kitchen, One Double Bedroom and a Bathroom.

Additionally, there is a cellar chamber and an enclosed yard/garden area to the rear.

EPC of each flat is C, expiry 2034.
Council tax band of each flat is A.
Flats are all electric.

Flat 1 is currently on a fixed AST on a rental of £795.00 PCM.
Flat 2 is currently on a fixed AST on a rental of £800.00 PCM.
Yield is 8.3%.

Tenure: Leasehold
Length Of Lease: 740
Annual Ground Rent Amount: 4.00

Dimensions are as follows:

Flat 1 -

Open plan living with kitchen (23' 3" X 14' 2")

Bedroom (13' 10" X 10' 3")

Bathroom (8' 1" X 4' 2")

Flat 2 -

Open plan living with kitchen (13' 11" X 14' 4")

Bedroom (14' 0" X 8' 11")

Bathroom (10' 11" x 5' 0")

Cellar (16' 7" X 6' 9")

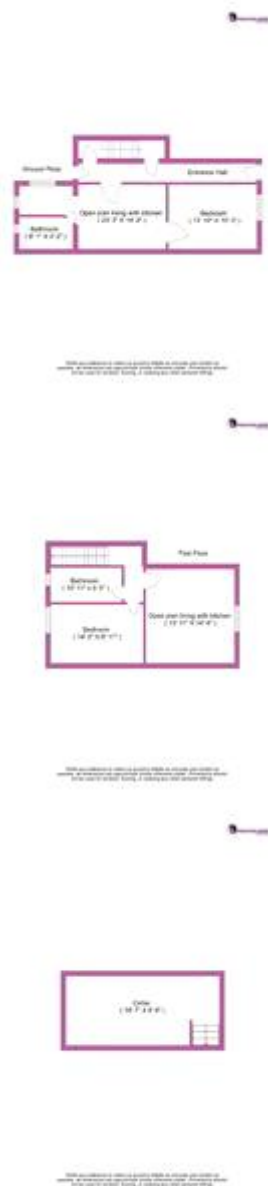
Notice:
The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.
If double glazing has been stated in the details , the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.
The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.
While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Council Tax Band: A (Stockport Council)
Tenure: Leasehold (999 years)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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

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.