



**APARTMENTS 10-20
LLOYD ROAD, LEVENSHULME
MANCHESTER, M19 2RF**



FOR SALE

**Residential Investment/Break-Up Opportunity
Six 2-Bedroom Apartments
Currently Producing a Total Gross Rent of Approximately
£32,400 Per Annum**

Price - £500,000 – Subject to Contract

APARTMENTS 10-20 – LLOYD ROAD LEVENSHULME, MANCHESTER, M19 2RF

LOCATION

The property is situated in Heaton Chapel at the southern end of Levenshulme just off the A6 Stockport Road, approximately midway between Manchurian Way and the M60 motorway. It is more particularly situated fronting onto Lloyd Road, adjacent to Queens Court, just off the main Wellington Road North in an established residential area of the town. Nearby at the junction of Lloyd Road and Wellington Road North is a McDonalds Drive-Thru and KFC Drive-Thru. The surrounding area is however predominantly residential in nature being in the main semi-detached, terraced and town houses,

PROPERTY

The property comprises a substantial brick built block of six 2-bedroom apartments having a pitched, hipped slated roof. The property has recently been substantially improved incorporating UPVC double glazed windows and doors and full gas central heating for each property. The building occupies a generous plot having garden areas to the front and rear.

ACCOMMODATION

The apartments offer the following accommodation:-

Apartment 10 (Ground Floor)

Entrance Hall, Lounge, 2- Bedrooms, Kitchen & Bathroom

Apartment 12 (First Floor)

Entrance Hall, Lounge, 2- Bedrooms, Kitchen & Bathroom

Apartment 14 (Ground Floor)

Entrance Hall, Lounge, 2- Bedrooms, Kitchen & Bathroom

Apartment 16 (First Floor)

Entrance Hall, Lounge, 2- Bedrooms, Kitchen & Bathroom

Apartment 18 (Ground Floor)

Entrance Hall, Lounge, 2- Bedrooms, Kitchen & Bathroom

Apartment 20 (First Floor)

Entrance Hall, Lounge, 2- Bedrooms, Kitchen & Bathroom

TENANCIES

The properties are currently let on five Assured Shorthold Tenancy Agreements and one regulated tenancy producing a total gross annualised income of £32,400 per annum. Tenancy Agreements are available upon request if required.

COUNCIL TAX

The properties have a Council Tax allocation of Band A

PRICE

Offers in the region of £500,000 - Subject to Contract, are sought for the freehold investment.

ENERGY PERFORMANCE CERTIFICATES

Individual Energy Performance Certificates (EPC's) are available.

Each unit has an Energy Performance Certificate rating of C (69-80).

LEGAL COSTS

The ingoing tenant will be responsible for all legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: (01274) 595999

Email: enquiries@markbrearley.co.uk

Web Site - www.markbrearley.co.uk

(March 2013 – 4762 / MAJB)



MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049