



**JULIE TWIST
PROPERTIES**



Cassandra Court, Salford

Offers Over £100,000

Located opposite Sainsbury's on Regent Road in Salford, this two bedroom apartment in Cassandra Court is conveniently located for easy access to Manchester city centre. The location is also perfect for access to Castlefield and the beautiful walkways on the canal towpaths. The apartment itself boasts a spacious lounge with ample space for a dining area too, separate fully fitted kitchen, modern three-piece bathroom and two double bedrooms. There is also parking on-site for residents to use. This property would make the ideal investment with an expected gross rental yield of 7.2%

- Two Double Bedrooms
- Balcony
- Fantastic Investment
- Easy Access to Castlefield
- Close to Sainsbury's
- 15 Min Walk to City Centre
- Parking
- Top Floor (3rd)

GENERAL

Rental Yield: 7.2% (Based on expected rental of £600pcm)
Service Charge: £1584 pa
Ground Rent: Peppercorn
Lease: 125 years from 01.01.1984
Council Tax Band: A, Aprx £1,061.42 pa
Management Company: Block Property Management
Periodic tenancy in place paying £500pcm

LIVING/DINING ROOM

Two single glazed windows to the front and rear, carpeted flooring, radiator, phone/tv point, ceiling lighting and access to the balcony.

KITCHEN

Range of wall and base units, single glazed window, built-in oven with hob and extractor over, stainless steel sink with drainer, space and plumbing for washing machine, space for fridge/freezer, tiled splashback, laminate flooring and ceiling lighting.

MASTER BEDROOM

Single glazed window, laminate flooring, radiator and ceiling lighting.

BEDROOM 2

Single glazed window, laminate flooring, radiator and ceiling lighting.

BATHROOM

Three piece bathroom comprising frosted window, bath with shower attachment over, WC, wash hand basin, tiled flooring, tiled walls and ceiling lighting.



TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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