



Agate Mews, Salford - Offers Over £110,000

This fantastic one bedroom apartment is available within the Agate Mews development in Salford. This property would make the ideal investment property as it has a tenant in place until May 2020. Positioned on the top floor, the apartment comprises entrance hall with storage cupboard, open plan living room and modern kitchen, large double bedroom, spacious three piece bathroom and off street parking.

Agate Mews is located close to Ordsall Park and Salford Quays which has good transport links to the City Centre. Tesco Express and Salford Quays Metrolink stop is only a 10 minute walk away too.

- Large One Bedroom
- Great Investment
- Close to Ordsall Park
- Modern Kitchen
- Close To Salford Quays
- Off Street Parking
- Close to Metrolink Stop
- Top Floor



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GENERAL

Rental Yield: 7.1 % (Based on expected rental of £650pcm)
Service Charge: Approx. £1,224.36 pa
Ground Rent: £150 pa
Lease: 999 years from 2007
Council Tax: A, Aprx £1,235.04 pa
Management Company: RMG
Tenanted until 16.05.2020 paying £650pcm

HALLWAY

Laminate flooring, front door with spy hole, wall mounted electric heater, video entry system, good size storage cupboard which also houses a water tank.

LIVING ROOM

Laminate flooring, open plan to the kitchen, double glazed window to the front elevation, two ceiling lights, two wall mounted electric heater.

KITCHEN

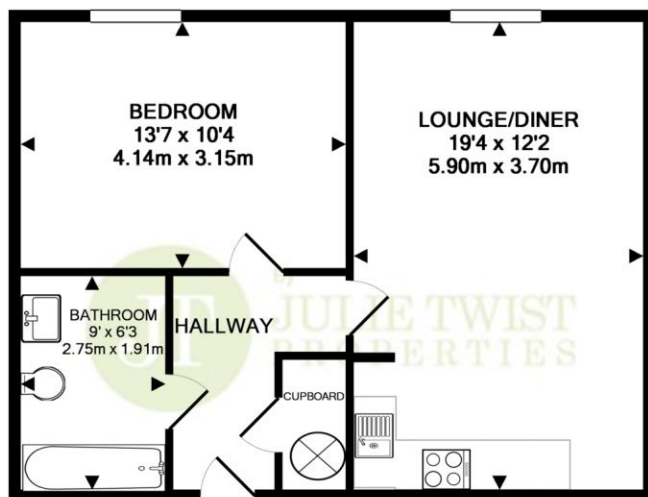
Modern kitchen fitted with wood effect base units with matching work surface over, two additional eye level units in a contrasting colour, white tiled splash back, stainless steel sink with drainer and mixer tap, integrated electric oven with hob over and stainless steel extractor fan above, space for a washing machine and fridge freezer.

BEDROOM

An excellent sized double bedroom with plenty of space for furniture. laminate flooring, front facing double glazed window, wall mounted electric heater, ceiling light.

BATHROOM

A modern spacious bathroom fitted with a white three piece suite including Villeroy & Boch sink with mixer tap, Villeroy & Boch WC and bath with mixer tap and mixer shower above, tiled floor, tiled walls to the bath area, wall mounted chrome heated towel rail, wall mounted large mirror.



TOTAL APPROX. FLOOR AREA 497 SQ.FT. (46.2 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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