



**Eccles Fold
Eccles
Manchester
M30 0NT**

Offers in Excess of £125,000

bettermove

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Bettermove are proud to present this lovely two bedroom top floor flat in Eccles, available with no forward chain.

The landlord is looking to retire and has several flats for sale within this complex. It is currently tenanted and will be sold with tenants in situ for immediate investment and rental yields can be obtained through Bettermove.

This property is leasehold with 983 years remaining on the lease; the ground rent is £302 per year and the service charge is £1019.42 per year.

The interior of this well presented property consists of a spacious open plan kitchen/living/dining room, two bedrooms and a family bathroom. There is a private balcony as well as communal residents' gardens with one secure allocated parking space.

Situated in the popular town of Eccles, the property is close to a range of local amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Eccles rail and tram stations, the M602, M60 and M62.

This exciting investment opportunity is not to be missed! All enquiries can be made through Bettermove on 0330 004 0050.



AWAITING FLOORPLAN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk