



**Brathey Place
Radcliffe
Manchester
Lancashire
M26 1RP**

Offers in Excess of £119,000

bettermove

Brathey Place Manchester

Bettermove are proud to present this 2 bedroom ground floor flat in Radcliffe available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 230 years remaining on the lease; the ground rent is £125 per annum and the service charge is £1,370 per annum.

The interior of this property comprises a spacious and open plan living room with the fitted kitchen, two double bedrooms including the master bedroom with an ensuite bathroom and the family bathroom on the ground floor of the building.

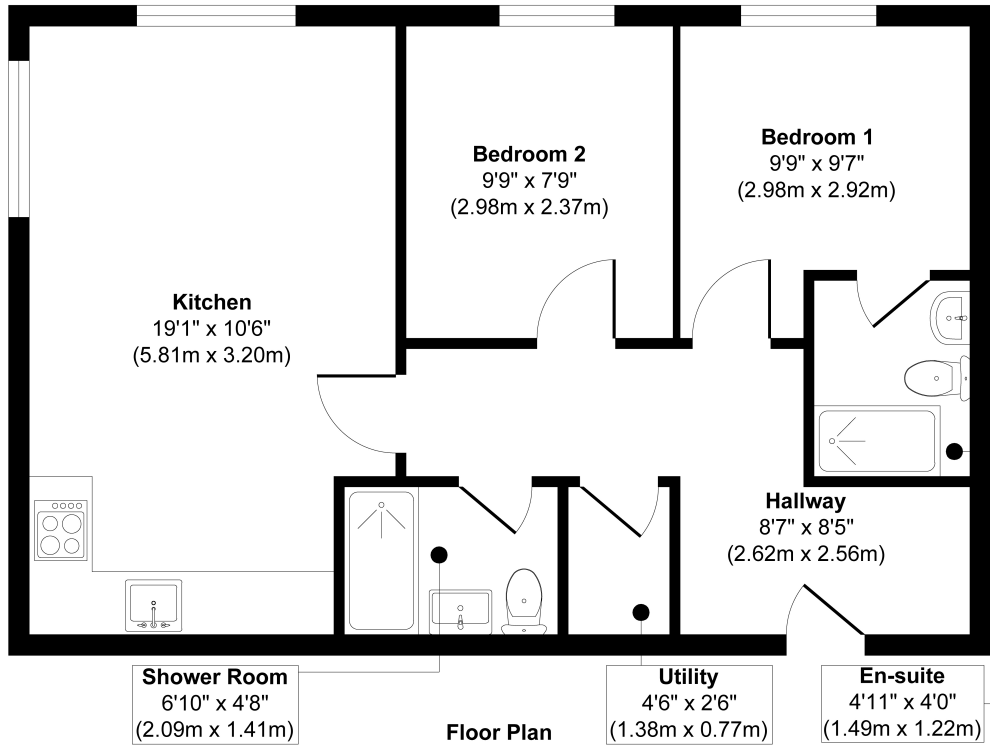
Located in the popular town of Radcliffe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Kearsley Train Station, the M60 and many local bus routes.

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

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

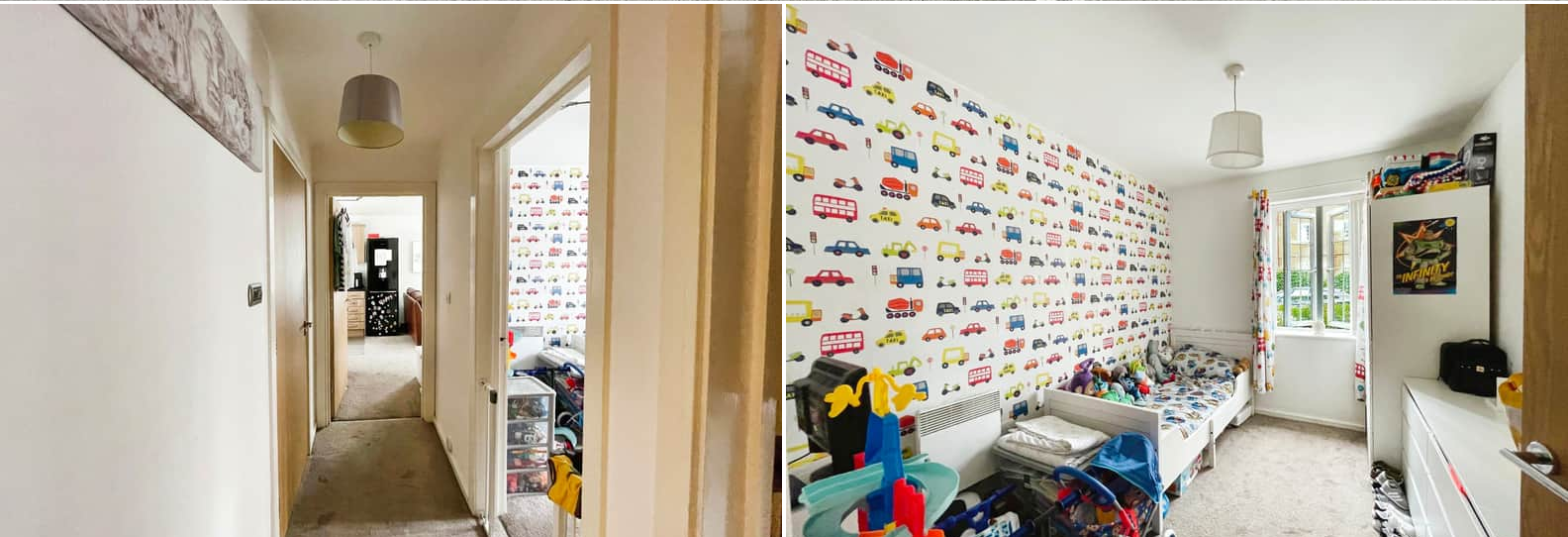




Approx. Gross Internal Floor Area 562 sq. ft / 52.23 sq. m

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(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	



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