



ROOK STREET
HULME

£135,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Rook Street, Hulme, M15 5PS

****ATTENTION BUY TO LET LANDLORDS**** - VITALSPACE
ESTATE AGENTS are pleased to offer for sale this spacious and well presented TWO DOUBLE BEDROOM second floor apartment situated in popular area of Hulme within short distance to Manchester City Centre, Close to a range of local amenities and major transport links. The well presented accommodation briefly comprises; a welcoming entrance hallway, a shaped living room with a Juliet balcony, a separate modern fitted kitchen, two good sized bedrooms and a modern fitted bathroom with a shower over. This property benefits from a gas central heating system and has uPVC double glazed windows. There is a designated PARKING space in a secure courtyard. As mentioned, this desirable apartment is positioned within walking distance of Manchester city centre making it an ideal first time purchase or investment alike. This property is being sold with no onward chain and an internal inspection comes highly recommended.





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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Features

- Two bedrooms
- Second floor position
- Gas central heating
- Gated car parking
- uPVC Double Glazing
- No onward chain
- Popular location
- 7.11% annual rental yield
- Excellent Buy to Let
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 17 years

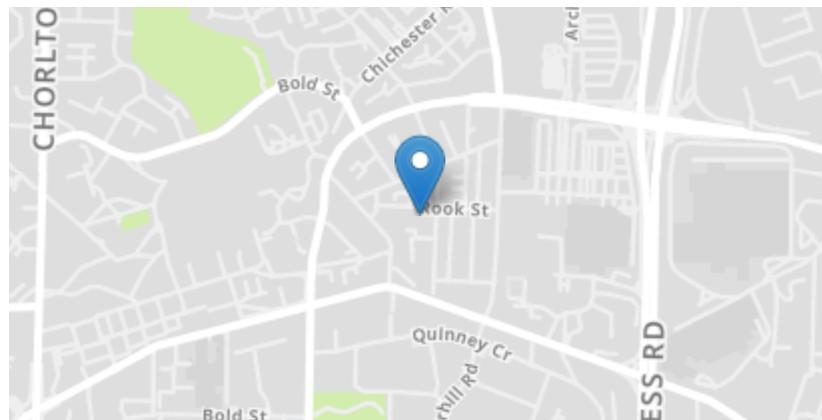
Tenure: Leasehold - 250 year lease from date of build

Ground Rent - £170

Service Charge - £1300 per annum

Reasons for sale of property? Sale of buy to let property

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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