




**allAgents**  
**BEST**  
**OVERALL BRANCH**  
**OF THE YEAR**  
← Gold 2019 →  
in M41  
★★★★★

DENMARK ROAD  
HULME

£155,000

-  2 BEDROOMS
-  2 BATHROOMS
-  1 RECEPTION
-  NO CHAIN



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Denmark Road, Hulme, M15 6AZ

**\*\*INVESTMENT PURCHASE ONLY\*\* - \*\*NO ONWARD CHAIN\*\* - \*\*CASH BUYERS ONLY\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, **TWO DOUBLE BEDROOM** apartment situated in the Linen Quarter. This apartment is situated in a fantastic location, close to Whitworth Park and within easy reach of both the University campus and the Manchester Royal Infirmary. In brief, this attractive property briefly comprises; welcoming entrance hallway, spacious living room which opens into a modern fitted kitchen, two double bedroom, a three piece bathroom and an en-suite shower room. Externally, this property sits within a gated developments with secure parking to the rear alongside an impressive communal raised garden / terrace area for the benefit of all residents. Offered for sale with no onward chain. Linen Quarter is in an ideal location just off Oxford Road in Manchester's city centre. There certainly isn't a shortage of things to do in the city centre with countless shops, bars and restaurants within walking distance from this property. Manchester is renowned for its range of entertainment, rich history and culture with an abundance of cinemas, live music venues, comedy clubs, theatres and museums - it's easy to see why Manchester is one of the fastest growing cities in Europe. Manchester lies at the heart of an expansive motorway network, ensuring easy access to the UK's major cities and business centres. The M6 Northbound links Manchester to the Lake District, Carlisle and Scotland, while the M6 Southbound links the city region to Birmingham, Bristol, Wales and London. Currently generating a monthly rental income of £875. Contact VitalSpace Estate to arrange an internal inspection or for further information.







TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2016

## Features

- Two double bedrooms
- Ground floor apartment
- Allocated gated parking
- Modern fitted kitchen
- No onward chain
- En-suite shower room
- Excellent buy to let
- Residents Communal Garden

## Frequently Asked Questions

Tenure: Leasehold Length of lease: 112 years remaining

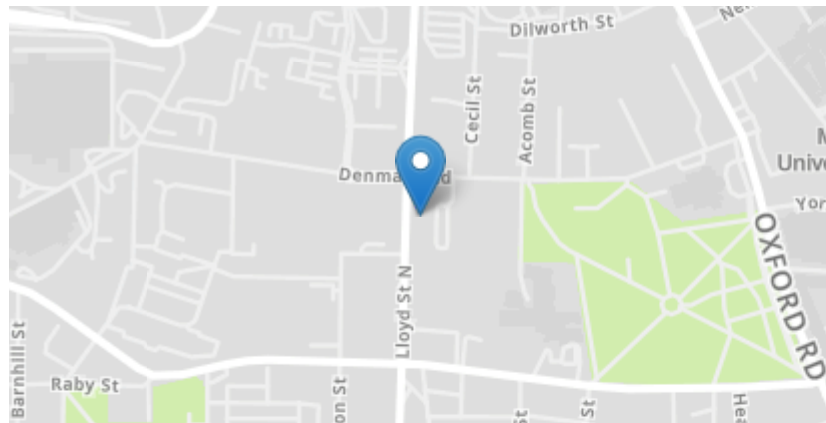
Ground rent: £350 per annum

Service charge: £960 per annum

Predicted monthly rental income - £925 per month

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 - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		83
(55 to 68)	D	70	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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