



APARTMENT , ABITO, CLIPPERS QUAY, SALFORD OFFERS OVER £80,000 Leasehold

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting price £80,000 www.simplyauction.co.uk

This fully let studio apartment offers investors an attractive yield in a sought after location with the potential for long term growth.

- 1 Bedroom
- Studio apartment
- Strong investment yield
- Salford Quays location
- METROLINK close by
- Access to motorway network
- Easy access to Manchester city

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See our legal pack full details www.simplyauction.co.uk

A fantastic opportunity for investors awaits in this stylish, fully let studio apartment situated in the desirable Salford Quays docklands. With electric heating, double glazing, and a secure door entry system, this property offers a secure investment with a strong yield.

The contemporary kitchen with integrated appliances and a modern three-piece bathroom adds to the appeal of this property. Step out onto the walk-out balcony and take in the bustling atmosphere of the docklands redevelopment.

Conveniently located near local amenities, motorway transport links, and easy access to Manchester city centre via the Metrolink, this studio apartment is in an excellent condition for immediate investment. Don't miss out on this interesting investment opportunity - schedule a viewing today!

The property is let on an AST tenancy agreement and not for sale vacant.

Tenure Leasehold £200pa
Service charge approx £142.55pcm
Lease Term Remaining approx 960 years

Local Authority Salford
Council Tax Band: B
Annual Price: approx £1,907
Conservation Area No
Flood Risk Low
Floor Area approx 355 ft² / 33 m²

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic 16 Mbps
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability
BT
Sky

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

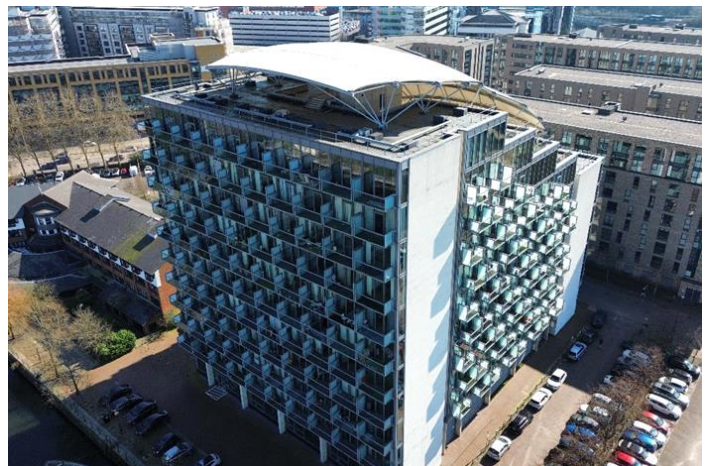
Council Tax Band: B (Manchester Council Tax)
Tenure: Leasehold

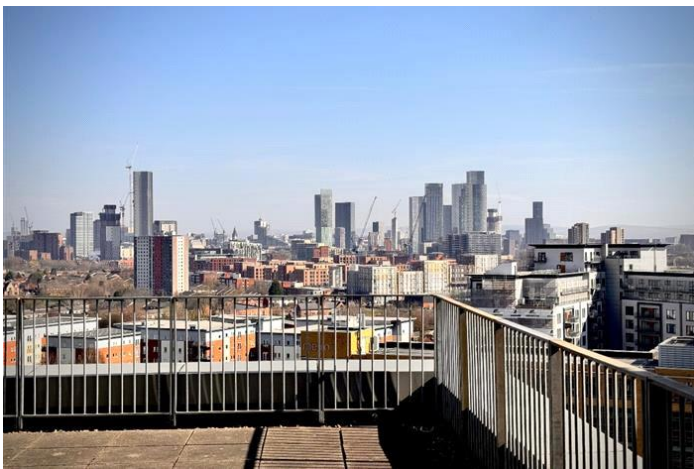
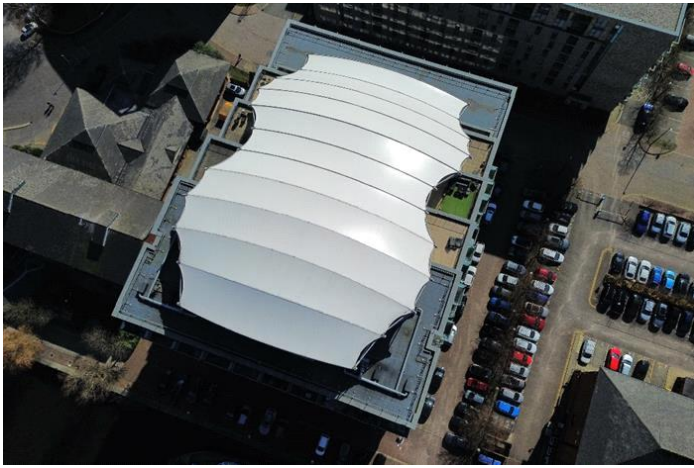
Room 1

w: 3.65m x l: 9.06m (w: 12' x l: 29' 9")

This is an open plan studio style apartment with an open plan bedroom area, lounge & kitchen, private three piece bathroom suite and storage space plus a walk out balcony.

Please watch our video tour to see more about this properties internal properties.

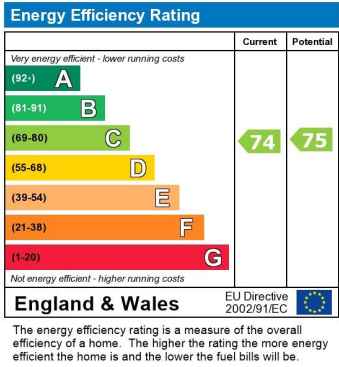






side elevation.





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.