

FOR SALE



Arcon Close , Milnrow, OL16 4BL
Asking Price Of £95,000


MARTIN&CO

Arcon Close , Milnrow, OL16

4BL Asking Price Of £95,000

- Two Bedroom Maisonette
- Milnrow
- Great Location
- Tenants in Situ paying £750PCM
- Gross Yield 9%

**INVESTMENT OPPORTUNITY - TWO
BEDROOM FIRST FLOOR
APARTMENT - MILNROW -
FANTASTIC LOCATION - TENANTS
IN SITU PAYING £750 PCM - GROSS
YIELD OF 9%**

SUMMARY

A great opportunity to purchase an Investment property with a Gross Yield of 9%, situated in the sought after area of Milnrow.

The current tenants are paying £750pcm (just recently increased) and have been in situ since 2019.

The property briefly comprises of entrance hallway with stairs leading up to the first floor, kitchen with ample storage, lounge, two bedrooms and a family bathroom. Externally there is on street parking.



ENTRANCE HALL

Neutral decor, carpet, UPVC door, radiator

KITCHEN

Neutral decor, a range of wall and base units, Stainless steel sink, tiled floor, UPVC window, radiator

LOUNGE

Neutral decor, carpet, radiator, UPVC window

BEDROOM ONE

Neutral decor, carpet, UPVC window, radiator

BEDROOM TWO

Neutral decor, carpet, UPVC window, radiator

FAMILY BATHROOM

Neutral decor, partially tiled walls, white three piece bathroom suite, UPVC window, radiator

EXTERNAL

On street parking

CERTIFICATES IN PLACE

Electrical safety certificate

Gas Safety Certificate

EPC Certificate

MATERIAL INFORMATION

For any material information please refer to the attached brochure.

LEASEHOLD

Tenure

Leasehold

Lease Start Date: 05 Sep 1991

Lease End Date: 06 Sep 2117

Lease Term: 126 years from 6 September 1991

Lease Term Remaining: 92 years



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.