

Kaytons Estate Agents



Auction

## 2 bed apartment to buy in M50

Michigan Point Tower A, 9 Michigan Avenue, Salford, M50 2HD

**£165,000** Starting Bid

🛏 x 2 🚿 x 2 🚻 x 2

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ TWO DOUBLE BEDROOMS
- ✓ BATHROOM + EN SUITE SHOWER ROOM
- ✓ TWENTY FIFTH FLOOR
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

**\*\* SECURE ALLOCATED PARKING SPACE \*\* EWS1 FORM WITH A1 RATING \*\* CASH BUYERS ONLY \*\***

This superb two bedroom apartment is located on the twenty fifth floor of a recently built development which stands next to Harbour City Tram Stop and is a stone's throw from a selection of bars, shops and restaurants at Media City. It's a short distance from Manchester city centre and would be an excellent investment with an achievable rental income of £16,800 per annum. The property boasts a corner aspect position and offers fantastic views through full height windows and immaculate accommodation comprising; entrance hallway, open plan living room, two double bedrooms, bathroom and en suite shower room. The development boasts an on site gym, cinema room and concierge service.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 964

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,720.00

Price: Starting Bid £165,000

Property Type: Apartment

Parking: Allocated

Year built: 2017

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Electric

Electric: National Grid

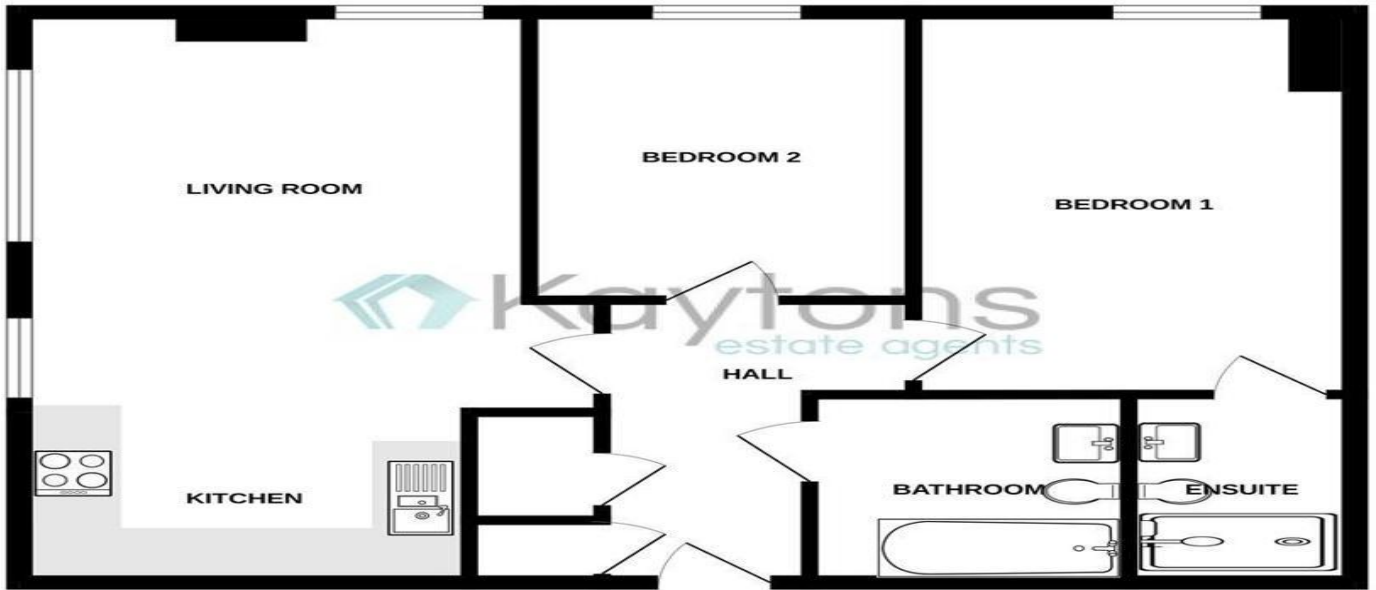
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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