



**Carmel Court
Holland Road
Manchester
M8 4NP**

Offers In Excess Of £57,000

bettermove

Holland Road Manchester

Bettermove are proud to present this 2 bedroom flat in Manchester available with no forward chain/welcoming cash buyers only.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout.

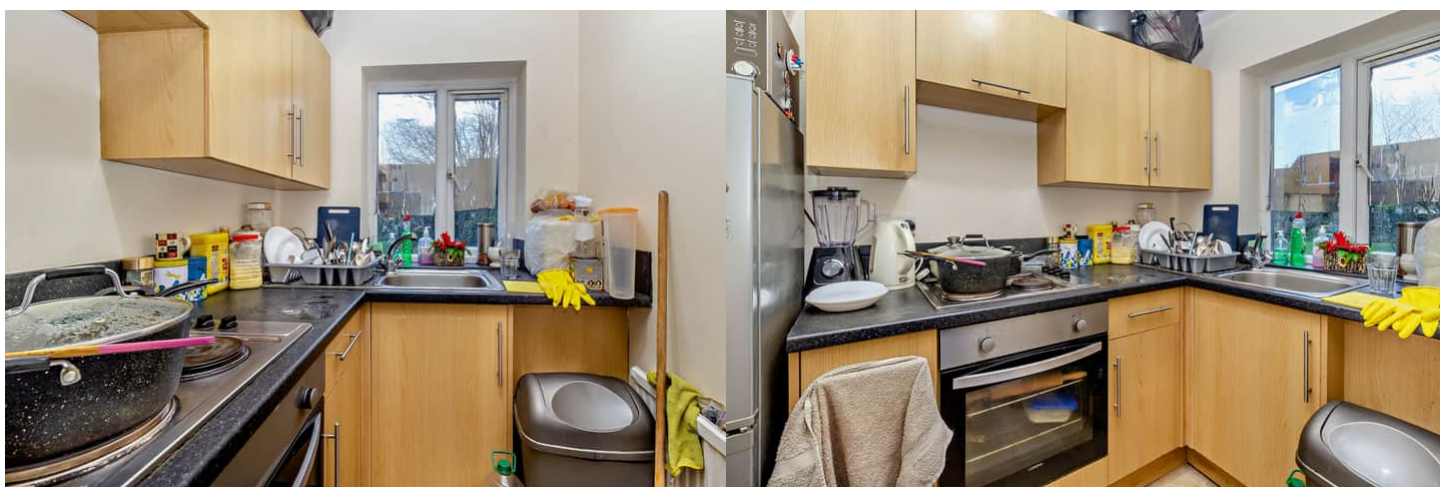
The council tax band is A.

This is a leasehold property with 250 years on the lease from 2015; the ground rent is £300pa and the service charge is £4,000pa.

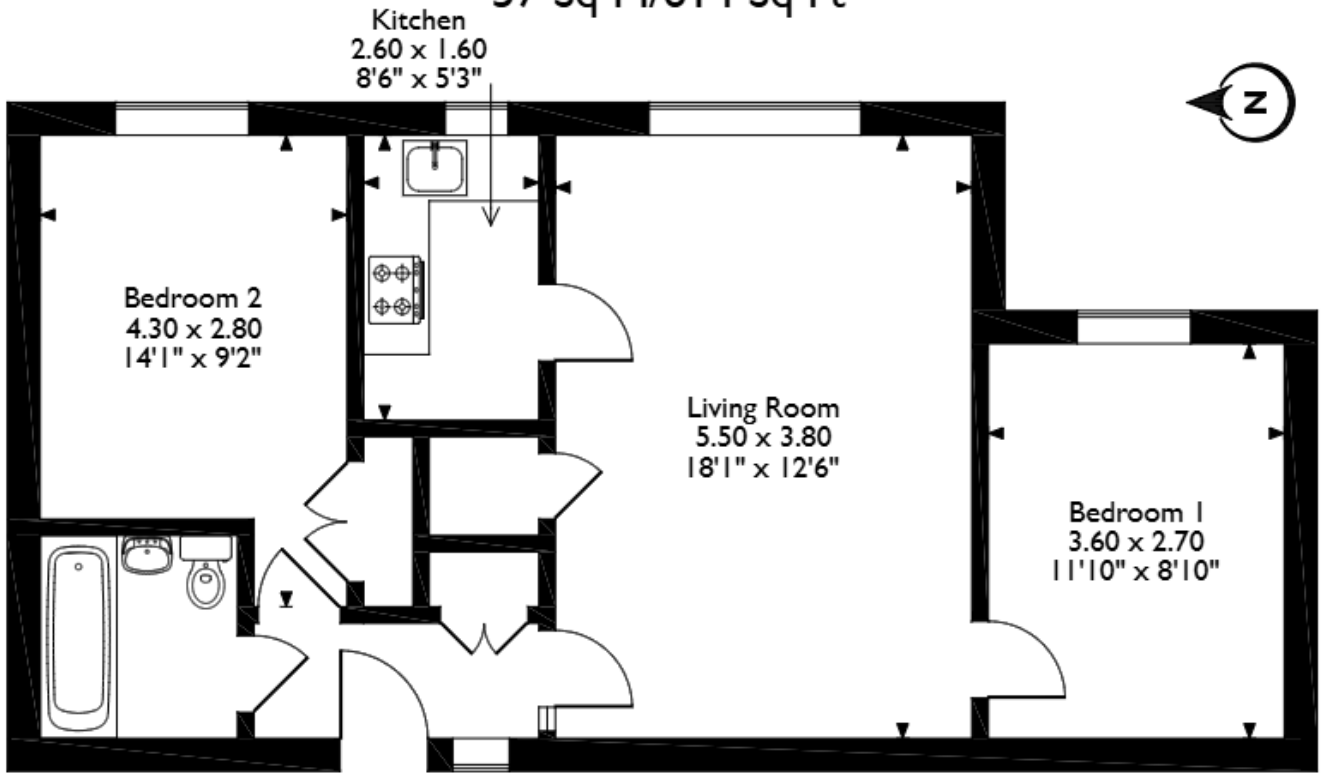
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the bathroom.

Located near Heaton Park, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A576, Crumpsall tram stop and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Carmel Court, 14, Holland Road, Manchester
 Approximate Gross Internal Area
 57 Sq M/614 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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