



PETER
ANTHONY
EST 1986

6 Ashburne House, Oxford Place,
Rusholme, M14 5SF

Guide Price: £170,000

Three Bedrooms
Ideal Investment Property
Sold With Tenant
£11,040 Per Annum Rental Income
Great Location
Private Garage
Highly Sought After Location
Close To Universities & Hospitals



Investor only as sold with tenant in situ. Currently achieving a rental income of £11,040 per annum..

A superb ground floor three bedroom apartment with private garage and is ideally located close to the Universities and Hospitals and offers excellent access into Manchester City Centre.

The property briefly comprises: Entrance hall, living room, fitted kitchen, three double bedrooms and bathroom with shower over bath.

It benefits from double glazing, gas central heating, communal gardens, private garage and off road parking.

EPC Rating: D

Ground Floor

Entrance Hall

Living Room:

11'1" x 10'8" (3.38m x 3.25m):

uPVC double glazed window to rear elevation, laminate flooring, radiator, ceiling light point, TV and telephone points.

Kitchen:

9'5" x 6'8" (2.87m x 2.03m):

uPVC double glazed window to rear elevation, linoleum flooring, a range of base and wall units with roll top work-surface, stainless steel sink and drainer and free standing cooker.

Bedroom One:

13'8" x 9'10" (4.17m x 3m):

uPVC double glazed windows and patio doors to front elevation, laminate flooring, radiator and ceiling light point.

Bedroom Two:

12' x 10'11" (3.66m x 3.33m):

uPVC double glazed windows and patio doors to front elevation, carpet, radiator and ceiling light point.

Bedroom Three:

9'10" x 6'6" (3m x 1.98m):

uPVC double glazed windows and patio doors to front elevation, carpet, radiator and ceiling light point.

Bathroom:

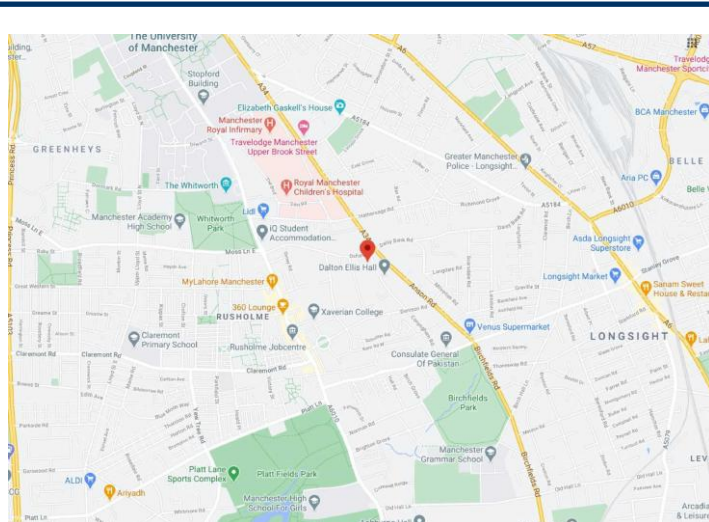
Ceiling light point, white three piece bathroom suite comprising of low level wc, pedestal hand wash basin and panelled bath with shower over and glass shower screen.

Externally:

Set within well maintain communal grounds with off road residents parking and private garage.

Tenure:

Leasehold - 156 Years remaining with ground rent and service charge £151.91 per month and £20 ground rent per annum for the garage





COUNCIL TAX BAND

Tax band B

TENURE

Leasehold 156 years 6 months

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements