



PETER
ANTHONY
EST 1986

Flat 206, Victoria Mill, Lower Vickers
Street, Manchester, Greater
Manchester, M40 7LJ
Guide Price: £95,000

Great Property
Two Double Bedrooms
714 sq ft Living Space
Second Floor Apartment
Residents Parking
Perfect First Home
Great Investment With £14,100
Rental Income
Viewing Advised



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000.

Positioned on the second floor, this delightful period apartment presents an excellent opportunity for first-time buyers or savvy investors looking to maximise rental income potential. With an impressive annual rental yield of £14,100, equating to a substantial 14.8% gross yield, this property offers a solid investment proposition.

Boasting 714 sq ft of living space, this well-maintained home features two bedrooms, making it an ideal choice for small families or professionals. The apartment exudes a bright and airy atmosphere, enhanced by large windows that flood the rooms with natural light. Residents will appreciate the convenience of resident parking, ensuring easy access to their abode.

Located in a prime area with close proximity to amenities, schools, and transport links, this property presents a fantastic opportunity for those seeking a cosy yet stylish living space in a desirable

neighbourhood. Secure your viewing today to experience the charm of this second-floor gem.

Second Floor

Entrance Hall:

Door leading from communal hallway, carpet and recessed ceiling spotlight.

Open Plan Living Room & Kitchen:

21'10" x 9'7" (6.65m x 2.92m):

Living Area:

Recessed ceiling spot lights, carpet and electric heater.

Kitchen Area:

Wooden framed double glazed window to side elevation, vinyl flooring, recessed ceiling spot lights, a range of base and wall units with roll top work-surface, tiled splash back, stainless steel sink with drainer, four ring electric hob, integrated electric oven and wall mounted extractor hood.

Bedroom One:

14'7" x 10' (4.45m x 3.05m):

Wooden framed double glazed window to side elevation, carpet, ceiling light point and electric heater.

Bedroom Two:

10'7" x 9'5" (3.23m x 2.87m):

Wooden framed double glazed window to front elevation, carpet, ceiling light point and electric heater.

Bathroom:

7'1" x 5'7" (2.16m x 1.7m):

Recessed ceiling light point, vinyl flooring, white three piece bathroom suite comprising of low level wc, cabinet mounted hand wash basin and panelled bath with glass shower screen.

Auction:

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

Tax band A

TENURE

Leasehold 113 years 2 months

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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