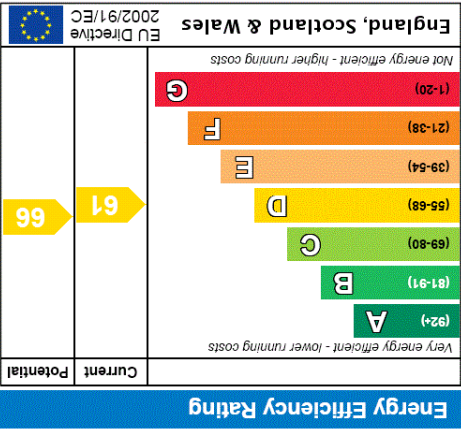
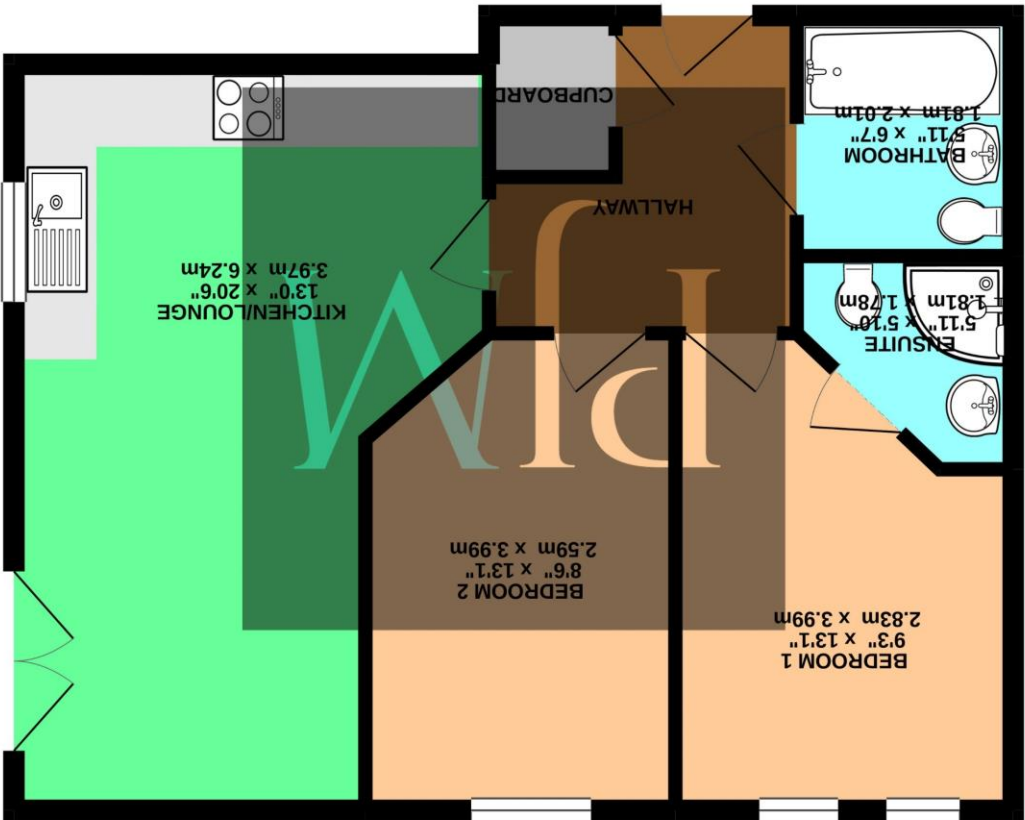


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What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan 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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TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.



PJM

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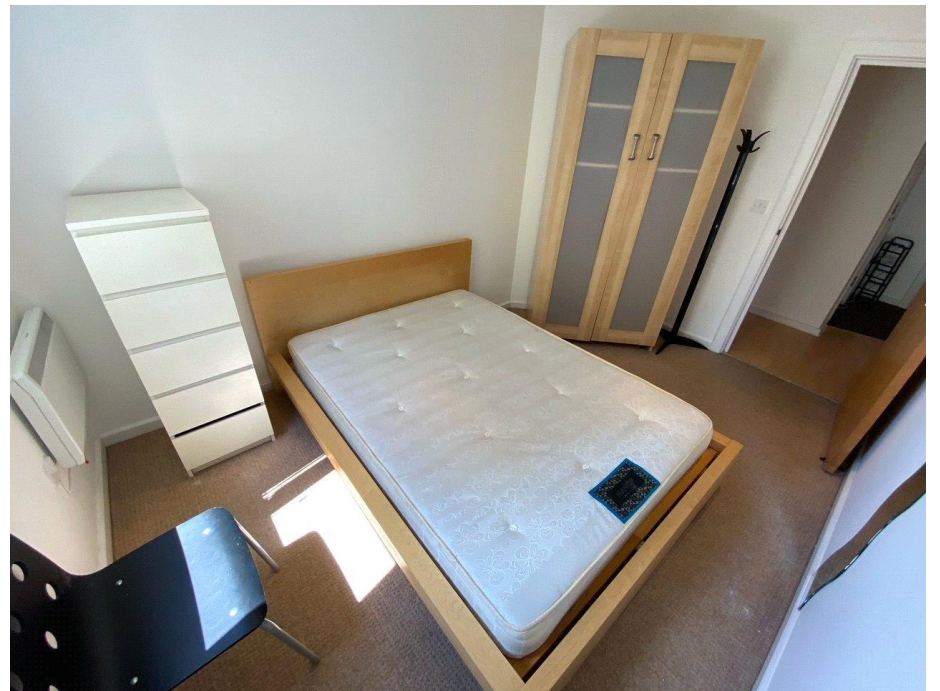
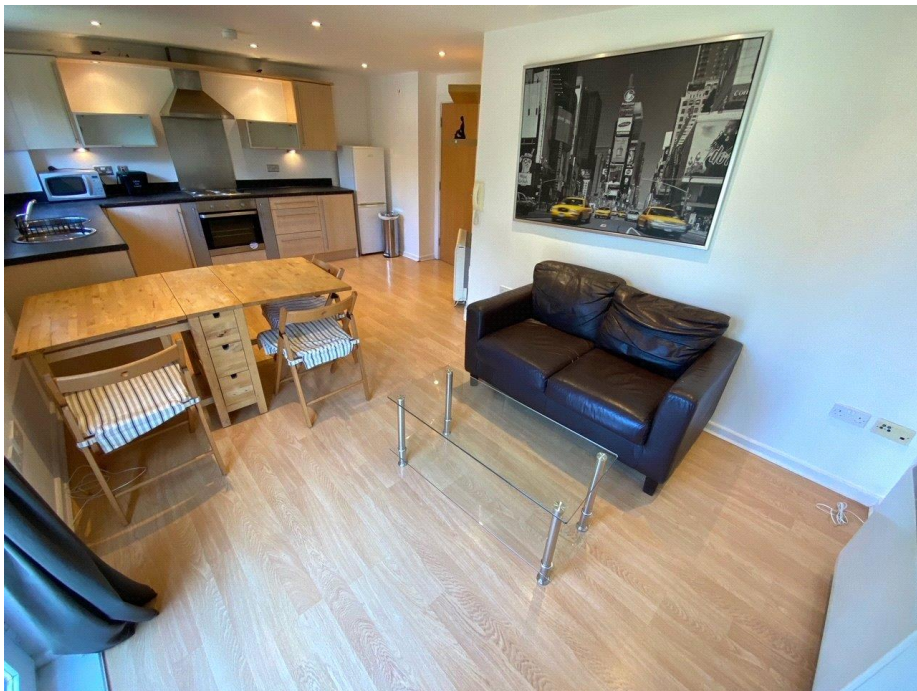
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PHILIP JAMES
MANCHESTER

ADAMSON HOUSE
4 ELMIRA WAY, SALFORD, M5 3DL



ASKING PRICE
£190,000

*** Buy To Let Investors Only ***

Adamson House is a sought after development located within walking distance of Salford Quays and Media City, with the Metrolink Station at Exchange Quay a stones throw away,

The apartment is currently let until January 2023 for £925 PCM, representing a 5.8% gross yield, and occupies a first floor position and also benefits from having an allocated secure parking space.

The accommodation consists of an entrance hallway with a storage cupboard. There is access through to a stunning open plan living and dining area with a Juliet balcony. Incorporated is a stylish kitchen with integrated appliances. There are two well proportioned doubles bedroom, being served by a modern en suite shower room and separate bathroom.

**"INVESTMENT
PROPERTY"**



580 gross sq ft
Tax Band: B
Leasehold
Service Charge: £145
Rental: £925 PCM

5 Year Forecast	Year 1	Year 2	Year 3	Year 4	Year 5	Total Over 5 Years
ADAMSON HOUSE						
<i>Asset Cost and Income Overview</i>						
Purchase Price	£ 150,000					
Property Taxes (Stamp 2.7%)	£ 7,000					
Legals	£ 1,200					
Searches	£ 300					
Survey	£ 504					
Total Asset Cost	£ 159,004					
Capital Appreciation 4.4%	£ 4,400	£ 5,220	£ 5,549	£ 5,891	£ 9,747	£ 31,501
Total Asset Value	£ 197,400	£ 205,504	£ 213,724	£ 222,723	£ 231,164	£ 231,164
Revenues						
Rental Income PCM	£ 925	£ 950	£ 975	£ 1,000	£ 1,050	
Rent Increase PA	-	£ 300	£ 300	£ 300	£ 500	
Cost of Void Periods (Based on avg of 10 days)	-	-	-	£ 321	-	£ 345
Rental Income (A)	£ 10,175	£ 10,450	£ 10,404	£ 11,000	£ 11,705	£ 53,234
Expenses						
Impairment Charge (Maintenance)**	£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 5,000
Compliance (gas cart and DEC)	-	-	-	-	£ 200	£ 200
Management Fees 150/HVAT	£ 1,018	£ 1,045	£ 1,040	£ 1,100	£ 1,120	£ 5,323
Lease Fee 650/HVAT/Repair Fee 6200/HVAT	-	£ 240	£ 240	£ 240	£ 540	£ 1,260
Depot Fee 650/HVAT	£ 60	£ 60	£ 60	£ 60	£ 300	£ 600
Property Block Management Fees & Gr Rent	£ 2,019	£ 2,019	£ 2,019	£ 2,019	£ 2,019	£ 10,095
Insurance**	-	-	-	-	-	-
Total Overheads (B)	£ 4,037	£ 4,364	£ 4,359	£ 4,419	£ 4,779	£ 22,518
TOTALS (A-B)	£ 5,539	£ 6,086	£ 6,045	£ 6,581	£ 6,465	£ 30,716
Capital Appreciation**	£ 4,400	£ 5,220	£ 5,549	£ 5,891	£ 9,747	£ 31,501
Total Return	£ 13,155	£ 14,906	£ 14,594	£ 15,472	£ 15,712	£ 64,218
Percentage Return on Investment	2.08%	2.19%	2.13%	2.77%	2.79%	22.77%

*Valid every attempt has been made to ensure the accuracy of the information detailed here all prices are approximate and no responsibility is taken for loss.

**This fees are for illustrative purposes only and should not be used as such in the real world.