

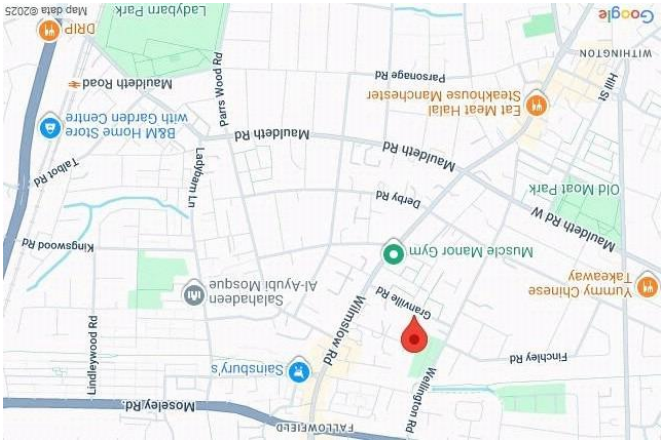
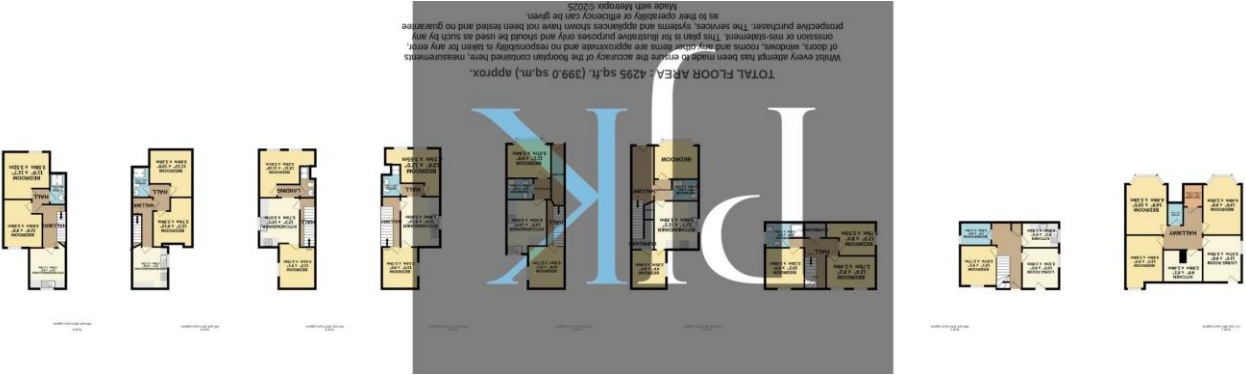
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PHILIP JAMES
KENNEDY

36-38 GRANVILLE ROAD
FALLOWFIELD, M14 6AE



ASKING PRICE £1,300,000

A FANTASTIC OPPORTUNITY to acquire a PRIME DEVELOPMENT consisting of two four-storey Victorian mansion terraces that have been CONVERTED INTO EIGHT SELF-CONTAINED APARTMENTS, generating a combined yearly RENTAL INCOME OF £102,600 representing a YIELD OF 7.8%. The property is centrally located within Fallowfield Village, with easy access to Manchester city centre and the universities. Offered for sale with NO ONWARD CHAIN. 4295 Sq.Ft

The development is split into eight flats, comprising of;

Lower Ground Floor – accessed to the side of the property
Flat 1 – Three bedrooms, Living room, kitchen, shower room and utility

Ground Floor
Flats 2&3 - each with two bedrooms, living kitchen and shower room

Ground Floor – Duplex – accessed to the rear of the property
Flat 4 – Four bedrooms, lounge, kitchen, two shower rooms

First Floor
Flat 5 & 6 – each with two bedrooms, living kitchen and shower room

Second Floor
Flat 8 & 9 – each with two bedrooms, living kitchen and shower room.

Each of the flats are currently let out, achieving a rental income of £8,550 pcm.

Externally, to the rear of the property there is gated parking for several cars and resident's shared gardens.

Freehold
Council Tax Band: A
Approx. 4295 Sq.Ft

*"Prime Investment
Opportunity In Central
Fallowfield Location"*

