



SITUATION

Located close to the junction with Grove Lane within this mixed commercial and residential parade, conveniently located approx. 1½ miles from Cheadle Hulme town centre and Cheadle Hulme Railway Station (National Rail).

Manchester Airport is approx. 4 miles distant.

Cheadle Hulme is a popular suburb situated some 8 miles south of Manchester city centre, enjoying easy access to the M60 Ring Road (Junction 2).

PROPERTY

Forming part of a mixed use parade comprising a **Self-Contained 3 Bed Duplex Flat** on the first and second floors accessed from the rear of the building. The flat benefits from uPVC double glazing and gas central heating. In addition, the property includes a **Garage**.

ACCOMMODATION

First Floor

Living Room, Kitchen

Second Floor

3 Bedrooms, Bathroom, separate WC

GIA Approx. 893 sq ft¹ plus Garage

¹Not inspected by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from completion at a peppercorn ground rent.



TENANCY

The property is let on an Assured Shorthold Tenancy to **an Individual** for a term of 6 months from 25th September 2017 (**holding over**) at a current rent of **£7,800 per annum exclusive (£650 pcm)**.

Note 1: There is a £650 Rent Deposit held.

Note 2: The adjoining flat (No. 177) is also being offered for sale in this auction – see Lot 20

Note 3: Refer to the Auctioneers for the video tour of the flat.

£7,800 per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Vendor's Solicitors

WBR Group

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michael.conlon@wbrgroup.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

