



3 Bed Flat

£245,000 Leasehold

Ladybarn Road, Manchester, M14

### Key Features

3 Large Double Bedrooms • 1 bathroom • Ideal Student Property • Prime Student Location • Parking • Top Floor • Period Features • Gross rent £20,280 PA

## Full Description

Buy to Let Investment.

We are pleased to offer this top floor, 3 bedroom apartment in a lovely Victorian period conversion in the heart of Fallowfield. Set just off Wilmslow Road behind Sanisburys, it is ideal for students and professionals alike with great transport links to the city centre and Universities.

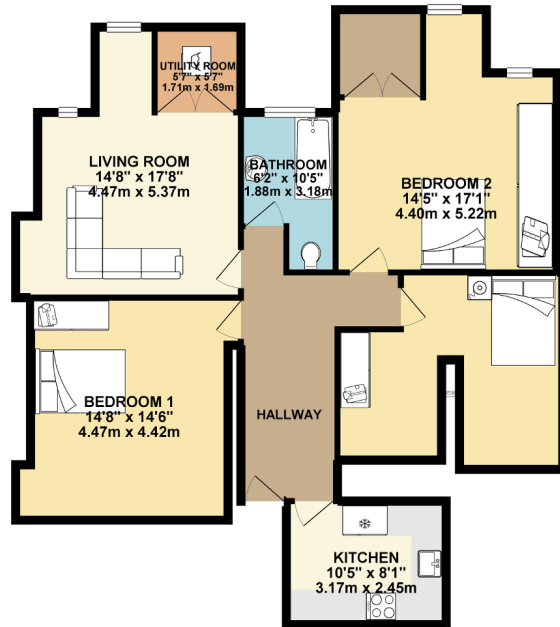
There are 3 evenly sized spacious bedrooms, a separate modern kitchen, three piece bathroom suite and a lounge area. The flat has wooden floors throughout and off street parking.

The lease is 125 years from 24th June 1988.

Ground Rent £40 Annually, Service Charge £48 per month.

Tenanted until July 2022.

GROUND FLOOR 1058.85 sq. ft.  
(98.37 sq. m.)



TOTAL FLOOR AREA: 1058.85 sq. ft. (98.37 sq. m.) approx.  
Whilst every effort 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, omission or misstatement. This plan is for guidance purposes only and should be used as such for and prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their capability or efficiency. See the plan.  
Scale 1/50 (approx.) ©2010