



## Unit 6 39 - 41 Victoria Crescent Ellesmere Park Manchester M30 9AN

### £105,000

CALLING ALL INVESTORS! ARE YOU LOOKING FOR A READY MADE INVESTMENT PROPERTY? TAKE A LOOK AT THESE.....HOME ESTATE AGENTS have the pleasure to bring to the market on behalf of our clients, St David Group, this range of one bedroom and studio flats located in their "Majestic Victoria" development. Currently in the development stage, these properties, offered solely to the investor market comprise a range of one bedroom and studio flats. They are available to purchase on a "Master Tenancy" scheme and will be guaranteed a 6% return on your investment. Going one step further, St David Group will fully manage not only your flat but the development, further allowing you the opportunity to appreciate the ease of the return upon purchase. All properties will be completed with high quality, modern kitchens complete with integrated appliances and fitted shower rooms (final fixtures and fittings are to be confirmed) whilst keeping the features and charm of a character, period property. If you are interested in finding out more details on this great development please feel free to contact us on 01617898383 to arrange an informal meeting to discuss the development.

- CALLING ALL INVESTORS!
- Located in prime Ellesmere Park position
- Modern fitted shower room
- Call for your brochure on the full details
- Fantastic opportunity for a "turn key" investment property
- Modern and high quality fixture and fittings
- Master Tenancy agreement with St Davids Group
- A range of one bedroom and studio apartments
- Modern fitted Kitchen
- Ready made investment properties for cash purchasers



## STUDIO LAYOUT

Unit 6 is a studio flat located to the ground floor.

## Open Plan Lounge/Kitchen and Bedroom

## Shower Room

## Photos

All photos shown are for reference only and final fixture and fittings could change.

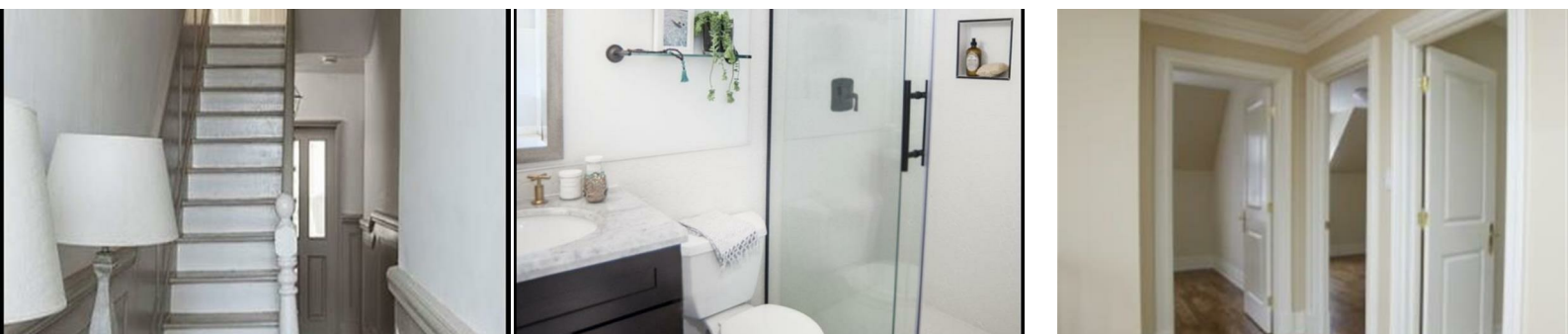
## Funding

Due to the payment structure offered on these properties you will need to be a cash purchaser with readily available funds to proceed.

## IMPORTANT INFORMATION

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.


Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.





**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 