



Ashley Court, Hall Street, Manchester

By Auction £40,000

**Ascend**  
Built on higher standards

## Ashley Court, Hall Street, Manchester

\*For Sale by Modern Auction – T & C's apply - Cash Buyers Only\*

\*Buy To Let Investment Only\*

Welcome to this charming apartment located in the heart of Manchester at Ashley Court. This delightful property is perfect for those looking to invest in a buy-to-let opportunity.

The ground floor apartment features a well-proportioned reception room, providing a comfortable space for relaxation or entertaining guests. The single bedroom is thoughtfully designed, offering a peaceful retreat at the end of the day.

Situated in a vibrant area, this apartment benefits from excellent transport links and a variety of local amenities, making it an attractive option for potential tenants. The bustling city centre is just a short distance away, providing easy access to shops, restaurants, and cultural attractions.

This property presents a fantastic opportunity for investors seeking to expand their portfolio in a sought-after location. With its appealing features and prime position, this apartment is sure to attract interest. Don't miss your chance to secure this promising investment.

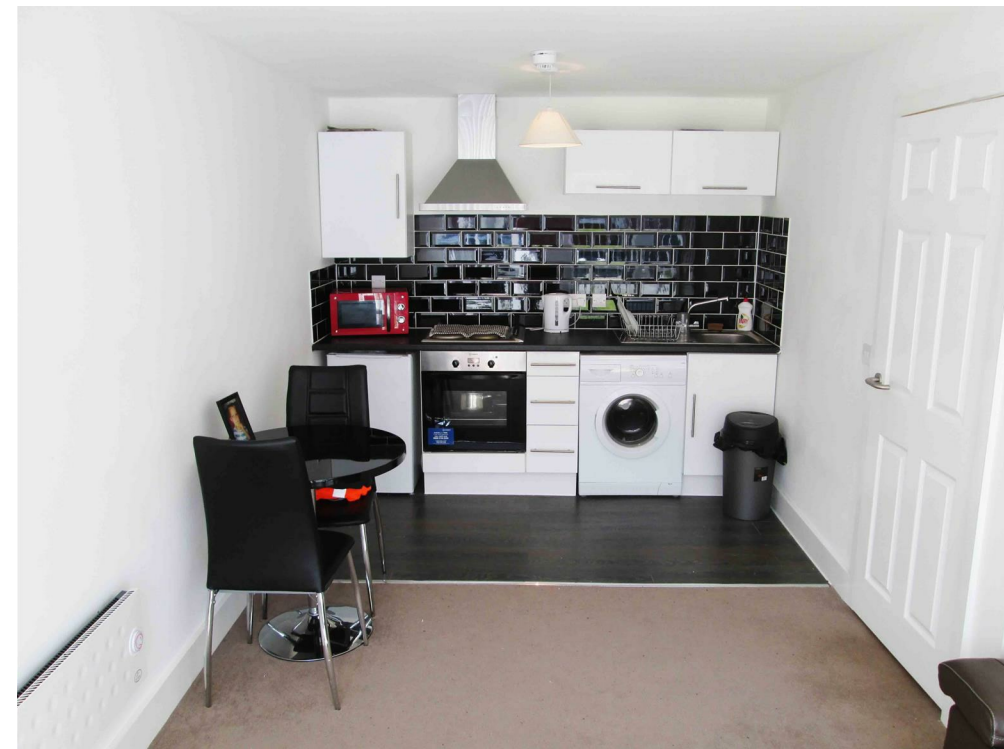
### Auctioneer Comments

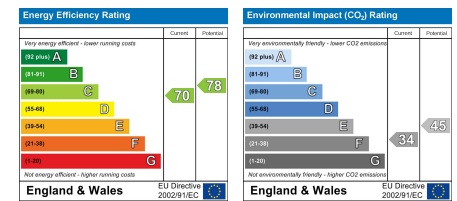
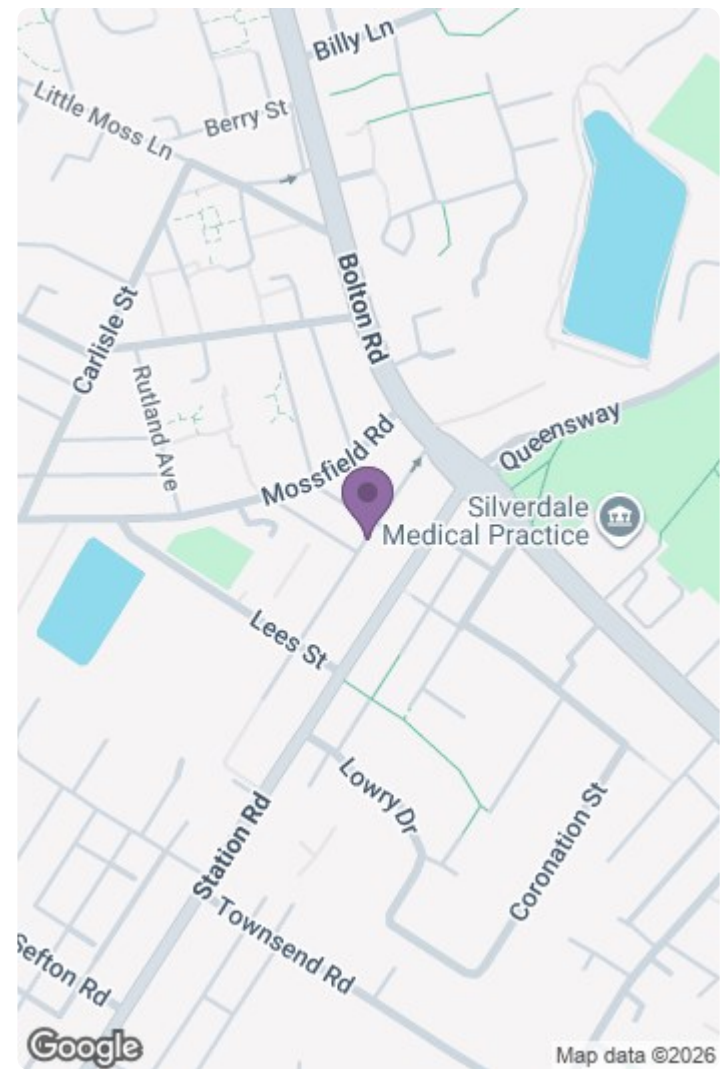
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the

Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.





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