MCDERMOTT & CO

THE PROPERTY AGENTS

£280,000

1 and 1A, Belgrave Terrace Monsall Road, Newton Heath, Manchester, M40 8NP

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McDermott & Co are delighted to bring to the market this investment opportunity ideal for the BTL investor, the dwelling has been split into 2 self contained flats, both of which form part of the same title.

The flats are offered with vacant possession with a potential combined monthly rental income of £1700 upwards.

Access into the flats is via the front communal entrance.

Flat 1 consists 1 bedroom with separate lounge & kitchen, stairs off the kitchen lead to the to basement where the four piece bathroom is located along with a storage room.

Ground Floor hallway
12'11 x 3'5 (3.94m x 1.04m)
Communal entrance into ground floor hallway. Vinyl flooring, neutral decor, entrance to flat 1 and stairs off to entrance flat 1A.

Flat 1
one bedroom property over two floors

Flat 1 inner hallway
3'2 x 7'3 (0.97m x 2.21m)
Radiator, neutral decor.

Flat 1 Bedroom
8'10 x 11'5 (2.69m x 3.48m)
Front facing, radiator, neutral decor.

Flat 1 Lounge
13'1 x 12'7 (3.99m x 3.84m)
Rear and side facing, radiator, neutral decor, door into kitchen.

Flat 1 Bathroom
12'2 x 9'9 (3.71m x 2.97m)
Four piece bathroom suite in white comprising vanity sink and toilet, bath, shower cubicle, radiator, vinyl flooring, neutral decor.

Flat 1 Kitchen
10'7 x 10'10 (3.23m x 3.30m)
Rear facing, range of fitted wall and base units in soft grey finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, free standing fridge freezer, free standing washing machine, radiator, neutral decor.

Stairs to flat 1 Basement
Vinyl flooring, radiator, neutral decor, door to bathroom and door to storage room.

Flat 1 Storage Cupboard
6'1 x 2'10 (1.85m x 0.86m)
Radiator, neutral decor.

Flat 1A
Stairs lead from communal entrance to flat 1 A

Flat 1A Bedroom
13'5 x 10'4 (4.09m x 3.15m)
Front facing, carpeted, radiator, spotlights, neutral decor.

Flat 1A Lounge
13'3 x 13'1 (4.04m x 3.99m)
Rear facing, carpeted, radiator, spotlights, Juliet balcony, door into kitchen.

Flat 1A Kitchen
10'5 x 10'0 (3.18m x 3.05m)
Rear facing, range of fitted wall and base units in white finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, free standing gas cooker, free standing fridge freezer, tiled splashback, vinyl flooring, radiator, spotlights, neutral decor.

Flat 1A Bathroom
9'11 x 5'0 (3.02m x 1.52m)
Front facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, tiled walls around bath, heated chrome towel rail, vinyl flooring, neutral decor.

Flat 1A Stairs to Loft Room
Stairs off inner hallway lead to:

Flat 1A Loft Room
25'4 x 14'10 (7.72m x 4.52m)
Two velux windows, wall lights, carpeted, neutral decor.

External
The property is pavement fronted with double gates to the side leading to rear garden which is concrete and being used as a parking area.

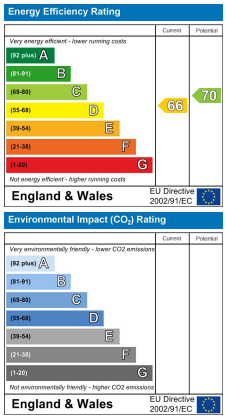
Tenure
We have been advised that the property is Leasehold for 999 years from 24th of June 1889.

Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible for relief or an exemption
Rates for a single property
You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025
Property or lease premium or transfer value SDLT rate
Up to £125,000 Zero
The next £125,000 (the portion from £125,001 to £250,000) 2%
The next £675,000 (the portion from £250,001 to £925,000) 5%
The next £575,000 (the portion from £925,001 to £1.5 million) 10%
The remaining amount (the portion above £1.5 million) 12%
Example
In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:
• 0% on the first £125,000 = £0
• 2% on the second £125,000 = £2,500
• 5% on the final £45,000 = £2,250
• total SDLT = £4,750

Directions



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