MCDERMOTT & CO
THE PROPERTY AGENTS

£600,000

Portfolio Station Mews, Failsworth, Manchester, M35 0GY

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McDermott & Co are pleased to bring to the market this investment opportunity for a landlord seeking a BTL portfolio. The portfolio consists of 6, two bedroomed apartments situated in a highly convenient location in the sought after Failsworth area. All within the same block and built circa 2007 Accessed via secure electric gating providing private parking for each unit, Internally each apartment briefly comprises internal hallway, two bedrooms, four piece bathroom, open plan lounge and kitchen with Juliette balconies.
All apartments are currently tenanted with a combined monthly rental income of £5350
Please note service/management charge applies per apartment.

Communal hallway

Apartment 13
Private entrance, Ground floor, 2 bedrooms, combined lounge & kitchen, 4 piece bathroom suite, storage cupboard in internal hall housing boiler. Allocated parking space, EPC Rating C

Apartment 14
Private entrance, Ground Floor, 2 bedrooms, combined lounge & kitchen, 4 piece bathroom suite, storage cupboard in internal hall housing boiler. Allocated parking space, EPC Rating C

Apartment 15
Communal entrance, First floor, 2 bedrooms, Juliette balcony to lounge, combined lounge & kitchen, 4 piece bathroom suite, storage cupboard in internal hall housing boiler. Allocated parking space, EPC Rating C

Apartment 16
Communal entrance, First floor, 2 bedrooms, 2 x Juliette balconies to lounge, combined lounge & kitchen, 4 piece bathroom suite, storage cupboard in internal hall housing boiler. Allocated parking space, EPC Rating C

Apartment 17
Communal entrance, Second floor, 2 bedrooms, Juliette balcony to lounge, combined lounge & kitchen, 4 piece bathroom suite, storage cupboard in internal hall housing boiler. Allocated parking space, EPC Rating C

Apartment 18
Communal entrance, Second floor, 2 bedrooms, 2 x Juliette balconies to lounge, combined lounge & kitchen, 4 piece bathroom suite, storage cupboard in internal hall housing boiler. Allocated parking space, EPC rating C

Tenure
We have been advised by the vendors that the properties are Leasehold for 999 years from 1/1/2006 with Ground Rent of £225 per year per unit and Management/Service Charges £150 pcm per unit

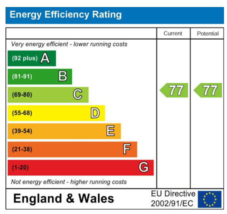
External
Secure electric gated communal parking area with designated parking

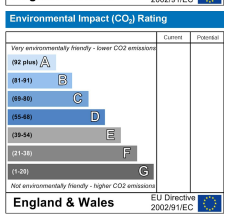
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible 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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