



Janson Place, Altrincham, WA14



Asking Price
£270,000



This recently built property is currently let on an assured shorthold tenancy until March 2020 and is generating £900pcm (4%+ annual yield). It would suit those purchasers who are seeking a buy to let investment property in an extremely popular setting.

The house is within walking distance of Altrincham town centre, Metrolink/train station and close proximity to the vast motorway network.

The accommodation briefly comprises: bright and spacious living room with stairs to the first floor, well-appointed fitted kitchen with a range of integrated appliances, downstairs WC, two excellent sized double bedrooms and a bathroom fitted with three-piece white suite with shower over bath.

Externally, there are two allocated parking spaces, one to the front and one to the rear. To the rear of the property, there is an enclosed garden with patio and lawned area surrounded by timber panelled fencing, perfect for entertaining or those with younger families.

COUNCIL TAX

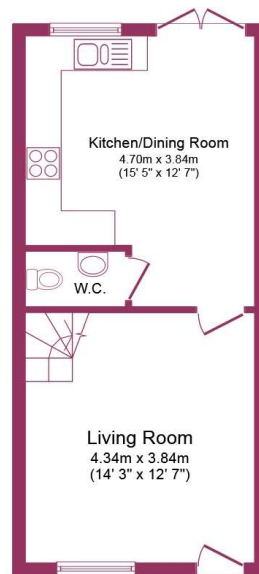
Band C

TENURE

Long leasehold, the residue of 999 years

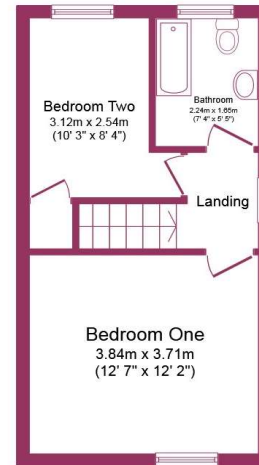
GROUND RENT

£350 pa



Ground Floor

• Floor area 35.0 sq. m. (377 sq. ft.) approx



First Floor

Floor area 29.0 sq. m. (312 sq. ft.) approx

Total floor area 64.0 sq. m. (689 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

- Buy to Let Opportunity
- 4%+ Annual Yield
- Newly Built
- Living Room
- Dining Room/Kitchen
- 2 Double Bedrooms & Bathroom
- Off Road Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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