



ROOK STREET  
HULME

£140,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Rook Street, Hulme, M15 5PS

**\*\*ATTENTION BUY TO LET LANDLORDS\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious and well presented TWO DOUBLE BEDROOM top floor apartment located in a popular part of Hulme. This property benefits from a gas central heating system and uPVC double glazing. Allocated PARKING space in a gated courtyard. In a great location for access to the City Centre, the Universities, close to local shopping, ASDA superstore and public transport. This property would be ideal for any buy to let investor as it could consistently achieve a monthly rent of £1000 per month. Contact VitalSpace Estate Agents to arrange an internal inspection.







## Features

- Two double bedrooms
- Top floor apartment
- Excellent buy to let
- uPVC double glazing
- Gated parking
- Popular location
- Gas central heating
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 20 years

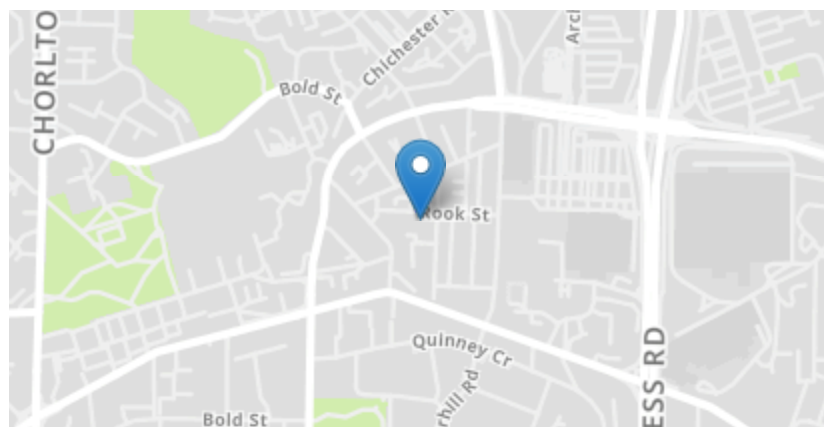
Service Charge - £130 per month

Approximately 200 years remaining on the lease

How old is the boiler and when was it last inspected? Gas central heating - annually serviced

When was the property last rewired? Updated electrics in 2020

Reasons for sale of property? If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	77
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.