

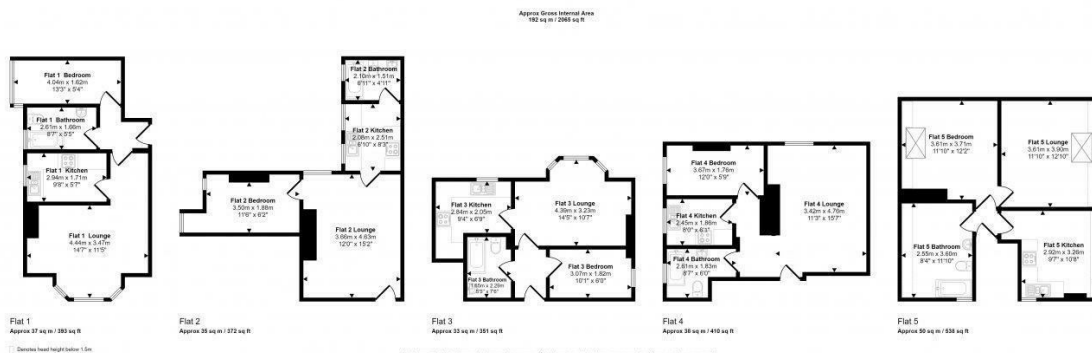


## 4 Manley Road, Manchester, M16 8PN

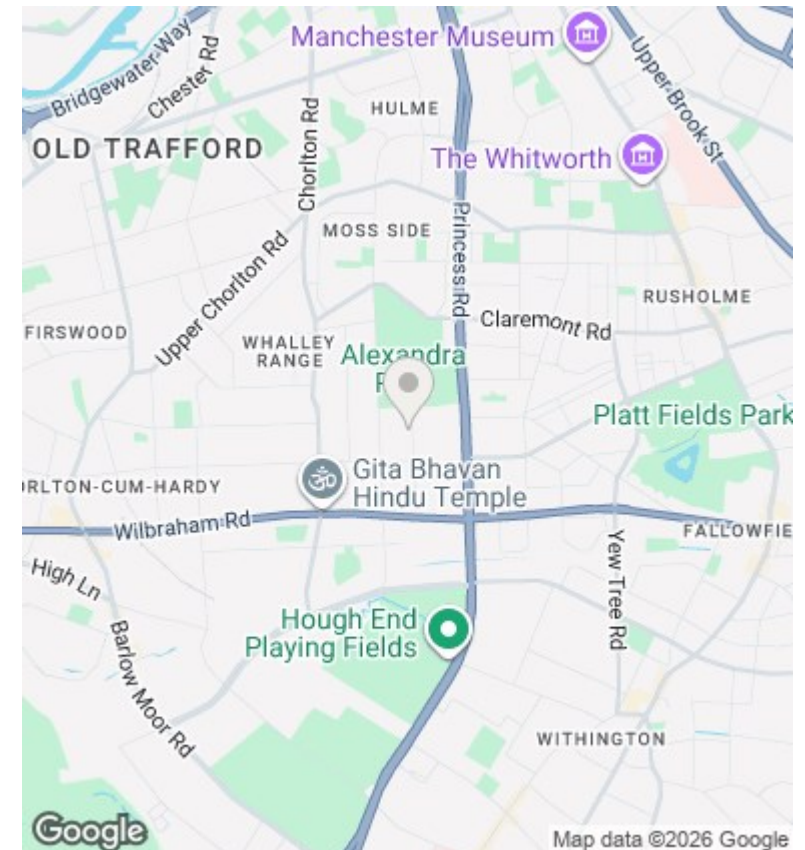
Offers Over £645,000

- 5 newly refurbished separate one-bedroom flats
- Freshly painted and new carpets throughout
- Ideal for Investors , Haste free Income
- Nearby healthcare: The Alexandra Practice NHS GP, The Range Medical Centre
- All Flats are let for £48 K Annually by Single tenant
- Gas central heating in all flats
- Close to top schools: William Grammar, KD Grammar, Whalley Range
- Modern kitchens with brand-new cookers
- Council Tax Band A (affordable)
- Regular Rent £4k Per month





Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and overall area are approximate and the responsibility is taken by the prospective buyer. The measurements should not be relied upon for valuation, transaction or other legal purposes. The floor plan is not intended to be used as a guide to any prospective purchaser or tenant.



## Directions

## Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

## Council Tax Band

## EPC Rating:

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