



HENRY  **WILTSHIRE**

www.henrywiltshire.co.uk

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH

Apartment 81, 99, Denmark Road

Offers In Region Of £160,000

2 1



**** IDEAL INVESTMENT - ACHIEVING £10,200 PER ANNUM GIVING 6.37% GROSS YIELD ****

Linen Court, 99 Denmark Road is a modern development on the outskirts of the City Centre close to the University campuses and Fallowfield. Excellent transport facilities are close by with the bus corridor on the A34 being a few minutes walk away along with Rusholme's shops, eateries and local leisure facilities.

Located on the ground floor the property comprises Of : Communal entry, entrance hallway with storage cupboard, open plan living and kitchen area, main bedroom with en-suite shower room, furtehr double bedroom and bathroom with three piece suite in white with shower over the bath.

Set within secure grounds and communal gardens. NO PARKING.



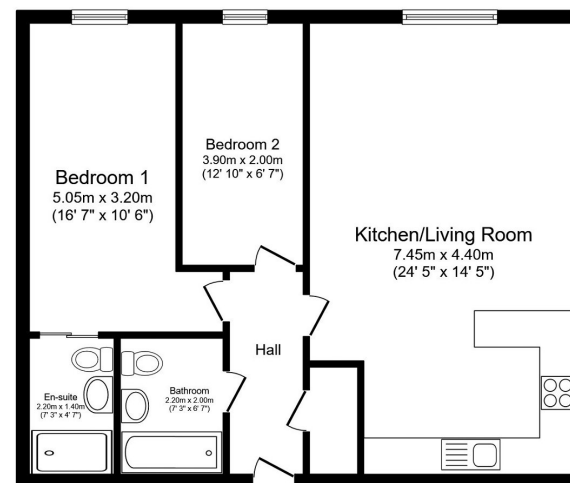


Floor Area
723 sq. ft.

Tenure
Leasehold

Service Charge
£1086.8 per annum

Ground Rent
£150 per annum



Total floor area 67.2 sq.m. (723 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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