



BUY TO LET opportunity. Purpose built two double bedroom first floor apartment currently let on an AST. The generous accommodation comprises of lounge/diner with balcony, good size separate kitchen, bathroom, gas central heating and double glazing. Sought after location. Leasehold property to be sold with the benefit of the existing AST at £1050pcm

Communal Entrance Door

With security entryphone system to communal entrance hall. Communal stairs to the first floor with private front entrance door to;

Entrance Hall

With doors to accommodation.

Lounge / Diner

5.29 x 3.34 (17'4" x 10'11")

Dual aspect room with double glazed windows to the front aspect and double glazed door to the rear Balcony.

Fitted Kitchen

3.306 x 3.17 (10'10" x 10'4")

Fitted with a range of wall mounted and base storage units with work surfaces over with inset sink unit, double glazed window to the rear aspect, built in oven and hob with extractor above, plumbing for washing machine, tiled floor, door to balcony, tiled surrounds.

Bedroom One

3.57 x 3.56 (11'8" x 11'8")

With double glazed window, radiator, ceiling light point, laminate flooring, fitted wardrobe storage cupboards.

Bedroom Two

3.51 x 3.04 (11'6" x 9'11")

With double glazed window, radiator, ceiling light point, laminate flooring, fitted wardrobe storage cupboards.

Bathroom

Comprising enclosed bath, pedestal wash basin, double glazed window, tiling to walls and floor.

Separate WC

With tiling, low level wc, double glazed window.

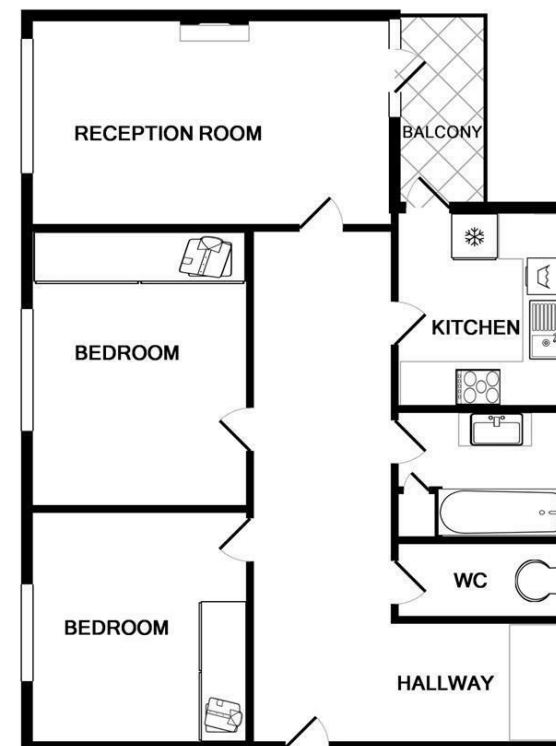
Tenure

Leasehold expiring April 2114

We are advised by the Vendor that the Service Charge is £1500 pa and the Ground Rent is £10pa

Note

The property is to be sold with the benefit of the existing AST.



TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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