



This one bedroom apartment in Hanover House is located within walking distance of the mainline station and the vibrant town centre with easy access to the shops and riverside restaurants of the Oracle.

The contemporary styled apartment features an open plan living area with a well-equipped kitchen alongside a modern bathroom suite with shower.

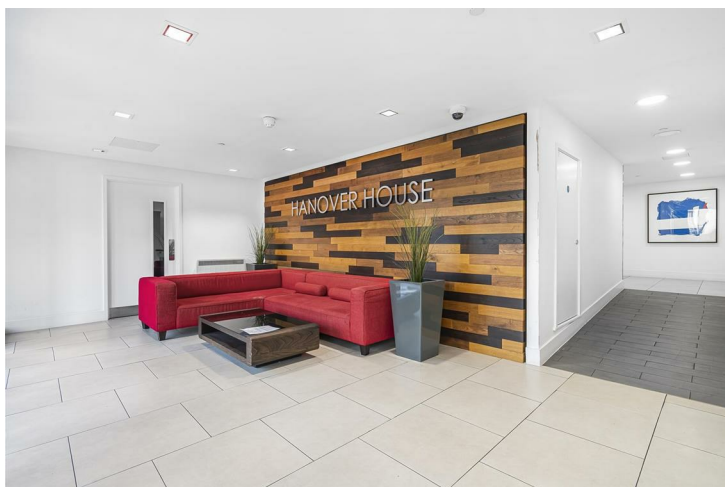
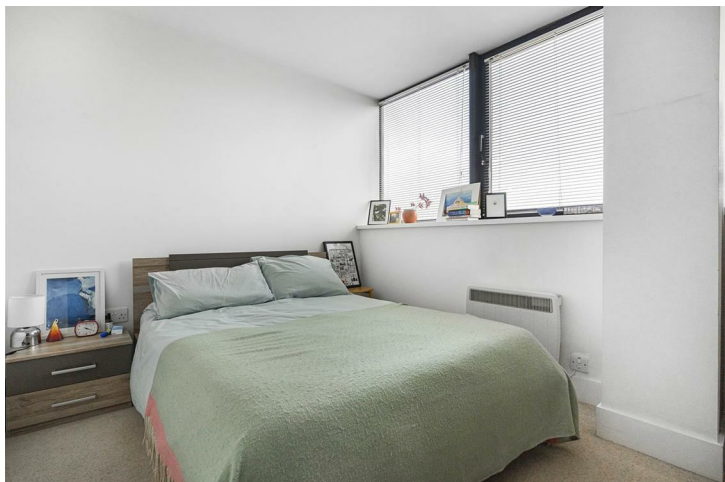
It is offered for sale with no onward chain and will appeal to investors and owner occupiers seeking a centrally located address.

Interested? Please contact our sales team to find out more, or to book a viewing.



- No onward chain
- Great yield for investment
- Share of freehold
- Close to town centre
- Walking distance to amenities
- Low service charges





## Further details

### Lease information

Years remaining: Circa 118 years  
Service charge: £1,539 annually  
Ground rent: £0

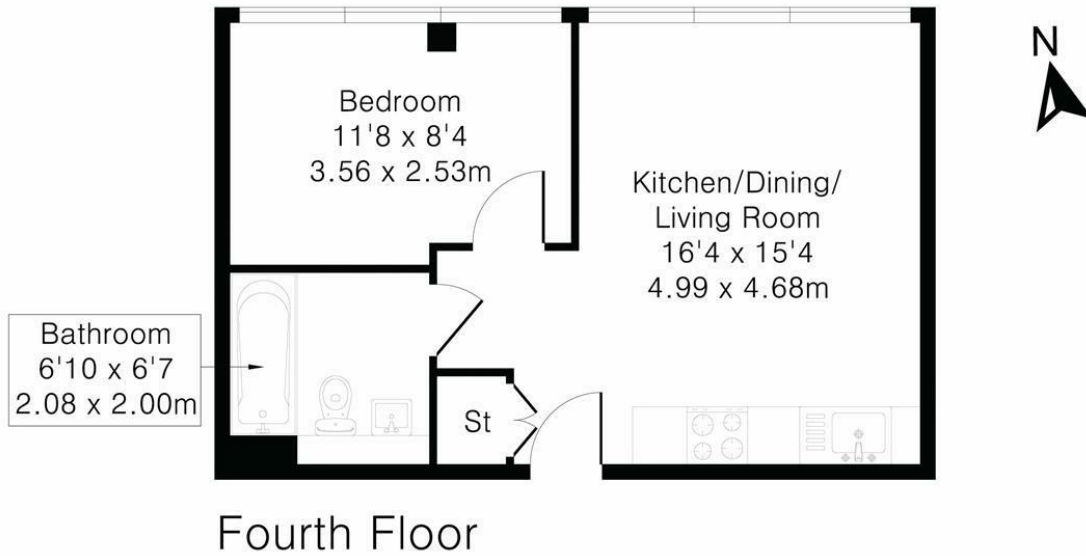
The residents own a share of the freehold.

### Yield information

Haslams believe the current rental value for a furnished let would be £1050 per calendar month which based on the asking price represents a possible gross rental yield of 7.2%

# Floorplan

Approximate Gross Internal Area 357 sq ft – 33 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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sales@haslams.net  
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	67
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.