

Asking Price £750,000

Jayman  
www.jayman.co.uk

Estate Agents



**Cannock Road**

Burntwood, Staffordshire, WS7 1LW

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**\*\*UNDER OFFER\*\*** Fully let residential investment of six apartments producing £44,160 per annum.

Jayman Commercial offer this excellent investment opportunity comprising a self contained block of 6 apartments in Burntwood. The apartments are fully let on AST's and generate an income of £44,160 per annum. Full details of the tenancies and income available on request.

## Swan Court

Comprising of a block of 6 residential apartments with parking.

### Flat 1

One bedroom apartment.

### Flat 2

One bedroom apartment

### Flat 3

Two bedroom apartment

### Flat 4

One bedroom apartment

### Flat 5

One bedroom apartment

### Flat 6

Two bedroom apartment

## Rental income

All apartments are currently occupied under AST's. Full rental schedule can be provided on request.

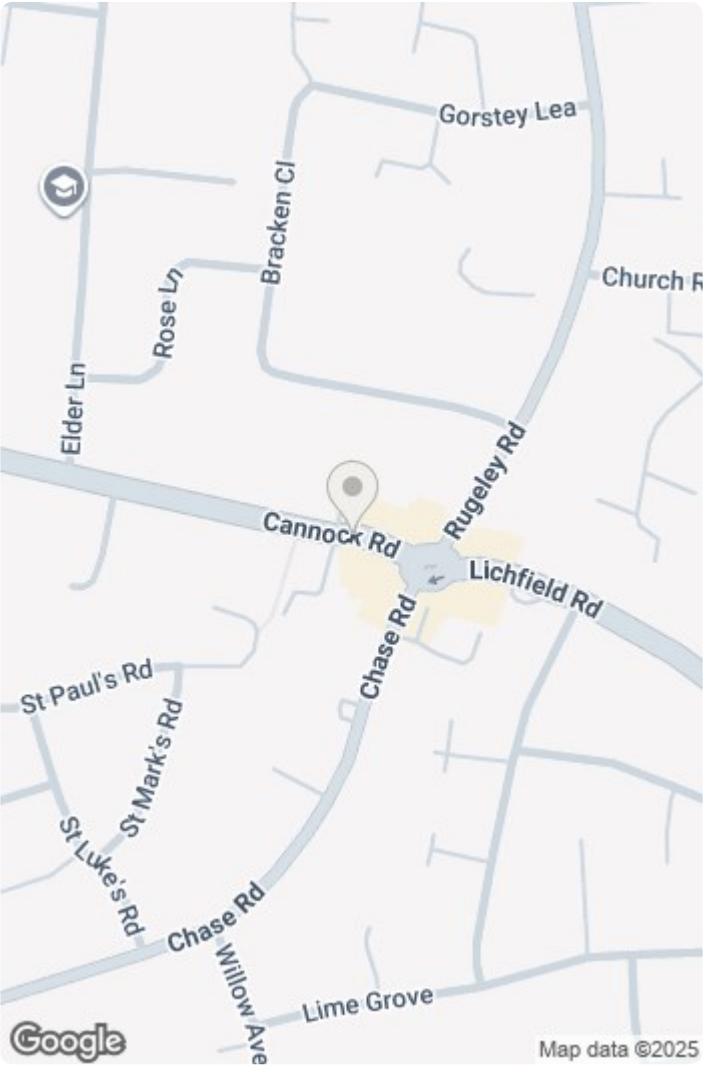
Yearly income currently £44,160 with potential to increase with rent reviews.

## Managing Agent

The tenancies are currently managed by Jayman Lettings.



**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
70-80 C			70-80 C		
59-69 D			59-69 D		
49-58 E			49-58 E		
39-48 F			39-48 F		
29-38 G			29-38 G		
1-28 Not energy efficient - higher running costs			1-28 Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 83, Potential 85

Environmental Impact (CO<sub>2</sub>) Rating: Current 82, Potential 83

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

