

MISREPRESENTATION ACT 1967.

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

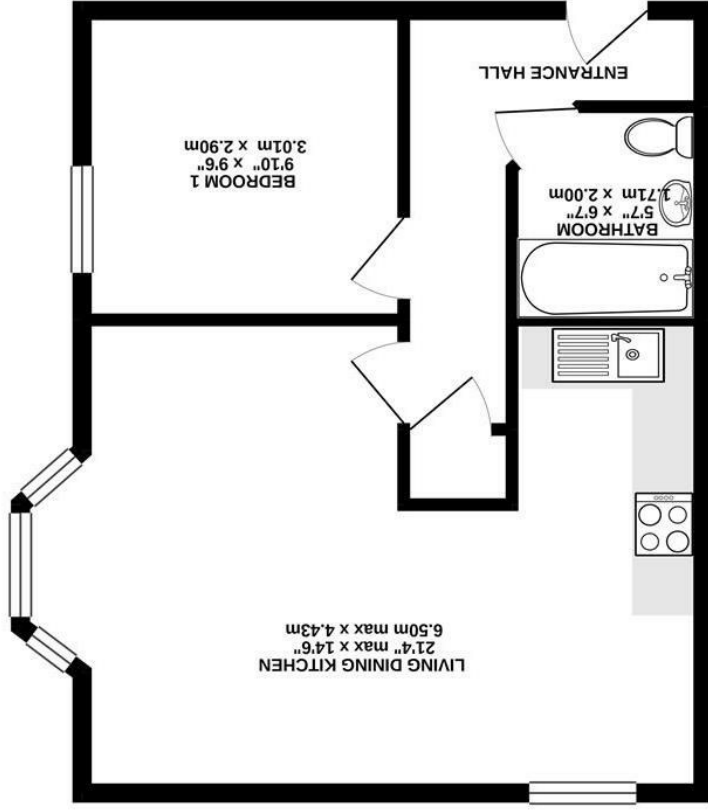
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Measurements have been taken to ensure the accuracy of the figures contained therein. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any inaccuracy or misstatement. The plan to the drawings is intended to be used for guidance only and does not constitute a contract. The drawings, systems and appliances shown are not intended to be guaranteed as to their operation or efficiency but given as they are shown.

As this property is licensed as a residential property, the above information is given for guidance only and does not constitute a contract. The drawings, systems and appliances shown are not intended to be guaranteed as to their operation or efficiency but given as they are shown.

TOTAL FLOOR AREA: 468 sq. ft. (43.5 sq. m.) approx.



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£240,000



52,60 & 62 NORLEY CLOSE

WARRINGTON
WA5 1GR

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COUNCIL TAX BAND: A



An opportunity to purchase three, one bedroom, purpose built apartments located in Warrington town centre, via the A57, within close proximity of Warrington Hospital and Warrington Bank Quay train station connecting you to Liverpool, London and Manchester. These properties are tenanted for 12 months generating an annual income of £18,900 and a rental yield of 7.5%, creating a fantastic investment opportunity! Accommodation for each apartment includes a communal entrance hallway, entrance hallway, bathroom, bedroom, storage cupboard, kitchen and lounge/diner. Communal lawned garden to the rear aspect. Both allocated and visitors parking are located to the front aspect.

The vendor is only seeking offers for the three apartments, the ground rent portfolio is not for sale.

Specification

Modern kitchens with low level and eye level storage, integrated electric ovens, extractor hoods and space for washing machine and fridge freezer. Integrated stainless steel sinks and tiled splashbacks. Three piece bathrooms, power showers over baths with glass shower screens.

Carpets to bedrooms and lounges and electric heating throughout.

The apartment blocks benefits from a secure intercom system.

Call 01606 41318 to schedule a viewing.