

Because life is

PettyTM
Real

Canalside Lofts Healey Wood Road
Burnley
BB11 2HL

SOLD

USING THE MODERN
METHOD OF **AUCTION**



Get your free valuation today

PettyTM



For Sale

- Attention Investors!
- For Sale With Tenant In Situ.
- Apartment Situated In Grade II Listed Building.
- One Bedroom.
- Open Plan Reception Kitchen.

Auction Guide £40,000

- Three Piece Bathroom.
- Great Links To Burnley Town Centre & Local Transport!
- EPC: D
- Council Tax Band: A
- Leasehold.



FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £40,000

Please note: All viewings are to be arranged via Petty Real, and by enquiring, your details will be shared with Iamsold for viewing feedback and auction purposes. The property has a starting bid of £40,000, subject to an undisclosed reserve. A reservation fee of £6,600 (inc. VAT) is payable by the winning bidder upon auction close or an accepted offer.

Petty Real proudly presents this stylish one-bedroom apartment within the sought-after Canalised Lofts development in Burnley.

Located in a stunning Grade II listed building, this converted residence combines historic charm with modern living and offers a prime opportunity for savvy investors.

Being sold with a tenant in situ, the property currently generates an attractive rental income of £575 per calendar month (£6,900 per annum), making it a ready-made investment with immediate returns.

The apartment itself is well-presented and thoughtfully laid out, comprising:

A spacious open-plan living and kitchen area, ideal for modern lifestyles

One double bedroom

A contemporary three-piece bathroom suite with shower over bath, WC, and hand basin

Perfectly positioned close to Burnley's town centre, transport links, and local amenities, this apartment offers both convenience and character in equal measure. The building's retained architectural features and high ceilings provide a unique backdrop to everyday living.

Key Information:

Tenure: Leasehold

Council Tax Band: A

EPC Rating: D

Service Charge: £945.72 per annum

Ground Rent: £110.00 per annum

Don't miss this fantastic investment opportunity in a landmark Burnley development. Contact Petty Real today to arrange your viewing or request further details.



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