



 **2**  
Bedrooms

 **1**  
Bathroom





This two bedroom second floor apartment is situated above shops on Sheaveshill Avenue. The property would benefit from minor refurbishment works. Benefitting from a large lounge, spacious bedrooms, fitted kitchen, tiled bathroom, gas central heating and double glazing. The property also benefits from a small external terraced area,

The property is an ideal investment with a potential rental income of £15000.00 per year. The property is well located close to all local amenities and transport links.

**PLEASE NOTE THIS PROPERTY HAS A SHORT LEASE OF 57 YEARS REMAINING THEREFORE PLEASE CHECK WITH YOUR MORTGAGE COMPANY AS THIS PROPERTY MAY ONLY BE SUITABLE FOR A CASH BUYER.**

**Reception Room** 5.50m x 3.50m (18.04ft x 11.48ft)

**Kitchen** 3.60m x 1.90m (11.81ft x 6.23ft)

**Bedroom 1** 4.70m x 3.40m (15.42ft x 11.15ft)

**Bedroom 2**

**Bathroom**

**Leasehold**

57 Years Remaining. Lease extension estimated £34,950 for a 90 year extension.

**Service Charge**

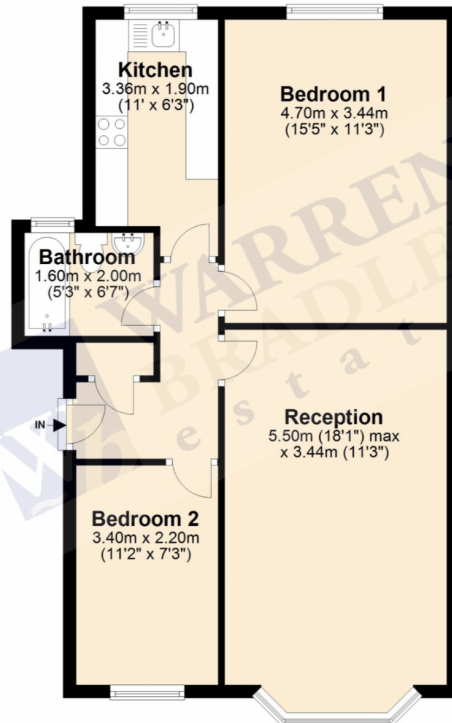
£1260.00 P/A - As advised by the vendor





**Sheaveshill Avenue**

Approx. 60.0 sq. metres (646.3 sq. feet)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

