



 **2**
Bedrooms

 **1**
Bathroom



****** THIS PROPERTY IS NOW UNDER OFFER ******

We are delighted to offer for sale as vendors sole agent this unique 2 bedroom apartment located on Rushgrove Avenue. Arranged over 3 floors the property is offered in good condition and overlooks Rushgrove Park which offers stunning views and a tranquil environment. There is also a rear private well maintained garden to enjoy.

Access is via the ground floor entrance hall, this leads to the first floor which has two bedrooms, a modern tiled shower room and large reception then located on the second floor is a large kitchen/dining/reception area and utility room.

Due to the diversity of this property, a long lease (126 years remaining) and low out goings it is ideal for first time buyers, small families and rental investors alike with a potential yearly rental income of £18,000.

Entrance Hall *3.10m x 2.00m (10.17ft x 6.56ft)*

Entrance Hall, stairs leading to first floor

1st Floor Landing *6.40m x 3.30m (21.00ft x 10.83ft)*

Wood flooring, stairs leading to second floor, doors to all rooms

Reception *3.60m x 3.60m (11.81ft x 11.81ft)*

Bay window to rear, wood flooring

Bedroom 1 *3.80m x 3.60m (12.47ft x 11.81ft)*

Bay window to front, wood flooring

Bedroom 2 *2.20m x 2.20m (7.22ft x 7.22ft)*

Window to rear, wood flooring

Shower Room *2.20m x 1.80m (7.22ft x 5.91ft)*

Window to side, tiled floors, tiled walls, corner shower cubicle, hand basin, low flush WC, bidet,

2nd Floor Landing *3.30m x 3.10m (10.83ft x 10.17ft)*

Wood flooring, doors to all rooms, eaves storage access

Kitchen/Diner 4.50m x 3.70m (14.76ft x 12.14ft)

Wood laminate flooring, kitchen area with integrated electric oven, hob and single sink, juliet balcony, access to eaves storage

Utility Room 2.20m x 1.70m (7.22ft x 5.58ft)

Wood laminate flooring, plumbing for washing machine, space for dishwasher

Rear Garden 5.70m x 3.80m (18.70ft x 12.47ft)

Private rear garden, accessed via side gate, patio area, mature plants

Leasehold

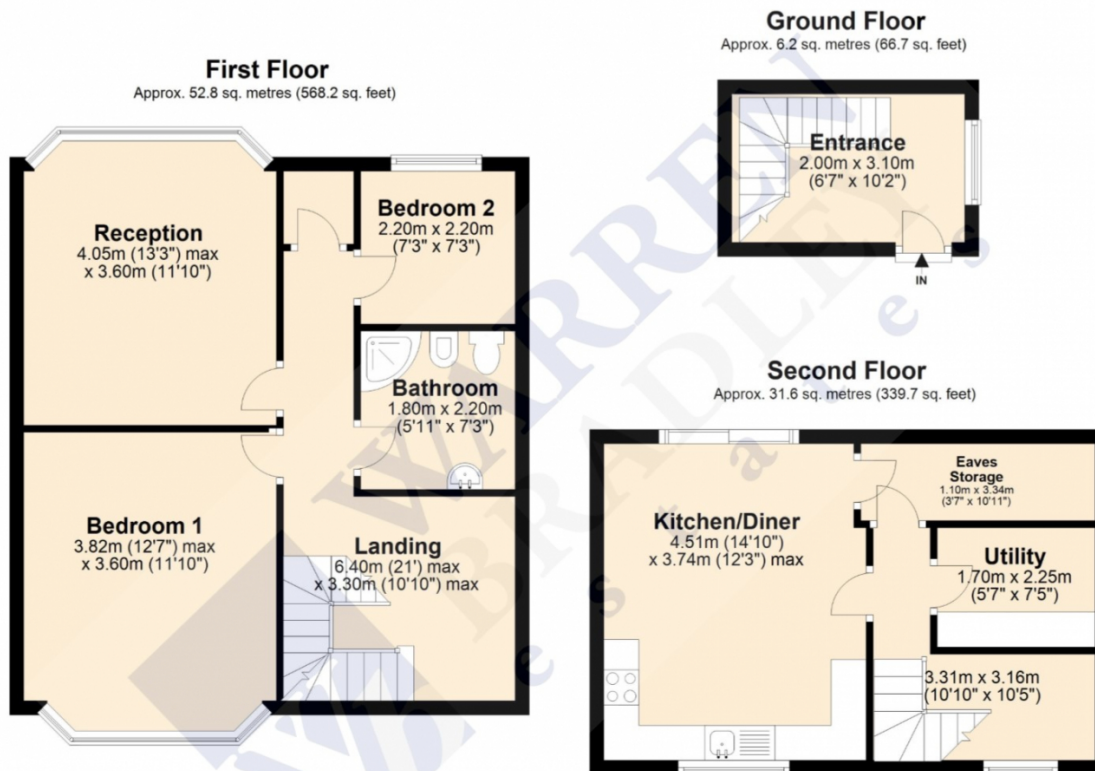
126 Years Remaining (As advised by the Vendor)

Service Charge / Ground Rent

£290 P/A (As advised by the Vendor)

Rental Income

£1500.00 PCM / £18000.00 Per Year



Total area: approx. 90.6 sq. metres (974.7 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.

