



2

Bedrooms



1

Bathroom



Warren Bradley Estates are pleased to offer for sale this spacious two double bedroom first floor maisonette with a private rear garden. The property is offered in good condition and benefits from two double bedrooms, a modern kitchen, tiled bathroom and separate WC. There is also a large bright and airy lounge and of course the large paved rear garden.

Offered chain free and with the huge benefit of a new lease with an unexpired term of 144 years as well as low out goings this property is ideal for first time buyers or rental investors alike.

Entrance Hall *4.00m x 3.70m (13.12ft x 12.14ft)*

Stairs to first floor, laminate flooring, window to side

Reception Room *4.60m x 4.00m (15.09ft x 13.12ft)*

Carpeted, bay window to front

Kitchen *3.00m x 2.30m (9.84ft x 7.55ft)*

Tiled floor, tiled splash back. laminate work top, range of base and wall units, window to rear, integrated electric oven, gas hob, plumbing for washing machine, space for under counter fridge,

Bedroom 1 *4.70m x 3.90m (15.42ft x 12.80ft)*

Carpeted, Window to front

Bedroom 2

Carpeted, window to rear

Bathroom *3.00m x 1.60m (9.84ft x 5.25ft)*

Tiled floor, tiled surround, window to rear, panel bath, hand basin

Seperate WC

Tiled floor, low flush WC, Window to side

Leasehold

New lease given on completion - 144 Years unexpired term (As advised by the Vendor)

Service Charge

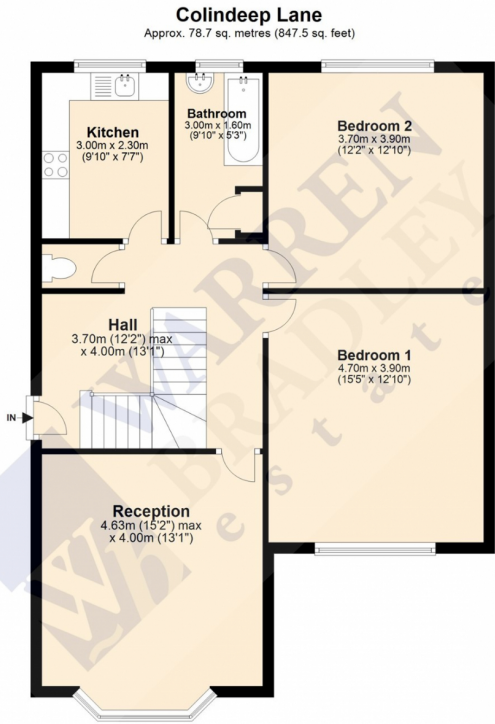
£00.00 (Zero) - As advised by the Vendor

Ground Rent

£50.00 Per Annum - As advised by the Vendor

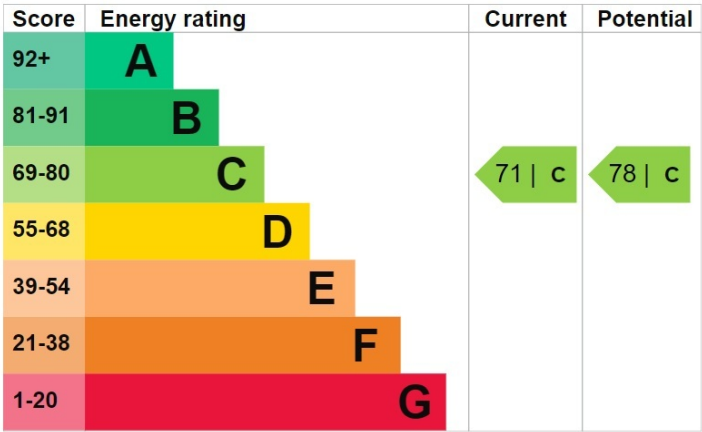
Rental Investment

The property would achieve an annual rental income of £16,800.00



Total area: approx. 78.7 sq. metres (847.5 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



The graph shows this property's current and potential energy efficiency.

