



## One Bedroom Flat - Investment Property

- Kitchen with Oven & Hob
- Parking Space
- One bedroom
- Bathroom with over bath shower
- First floor flat
- Night Storage Heating
- 21ft Lounge/Diner



INVESTMENT PROPERTY ONLY

From all of us at Abbott and Frost, we are delighted to present this beautifully maintained and generously proportioned first floor apartment, perfectly positioned for easy access to a range of local amenities, including shops, transport links, and recreational facilities.

This property represents an outstanding investment opportunity, as it is being sold with a tenant in situ under an Assured Shorthold Tenancy (AST). This makes it ideal for those looking to expand their portfolio with a property that offers an immediate rental income.

The apartment itself has been thoughtfully designed and is presented to a high standard, offering comfortable and convenient living. The layout includes a welcoming communal entrance hall with a large built-in storage cupboard, a bright and spacious 21ft lounge ideal for relaxing or entertaining, a modern fitted kitchen with ample storage and work surfaces, a generously sized double bedroom, and a well-appointed bathroom.

Set in a desirable and highly convenient location, this property benefits from excellent access to local amenities and transport connections, making it appealing to both tenants and investors alike. Whether you're a seasoned landlord or looking for your first buy-to-let investment, this apartment offers a fantastic opportunity to secure a quality property with long-term potential.

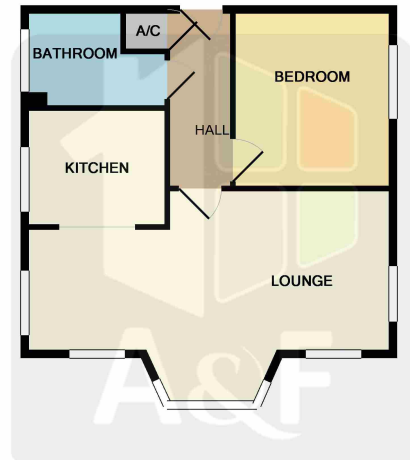
Serious investors please call us to arrange a viewing.

Council Tax Band A £1,459.91 2024/25

Leasehold - 125 Years remaining.

Ground Rent: £125.00 per annum.

Service Charge: £603.66 per annum



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/ukxi/2008/12277/contents/made>