



**The Saddlery**  
**Leicester Street**  
**Walsall**  
**West Midlands**  
**WS1 1PT**

**Offers in Excess of £61,000**

**bettermove**

# Leicester Street Walsall

Bettermove are pleased to present this charming one bedroom second floor flat in Walsall town centre, available with no forward chain.

The property is leasehold with approximately 190 years remaining on the lease; the combined service charge/ground rent which includes building insurance is £123 pcm with an additional payment of £50 pcm currently being paid towards the sinking fund. The council tax band is A.

There are tenants living in the property currently and it can be sold with tenants in situ for immediate investment - rental yields can be discussed with Bettermove.

The interior of this beautifully presented property which is situated within a grade II listed building briefly comprises an open plan kitchen/living room, one bedroom and a shower room.

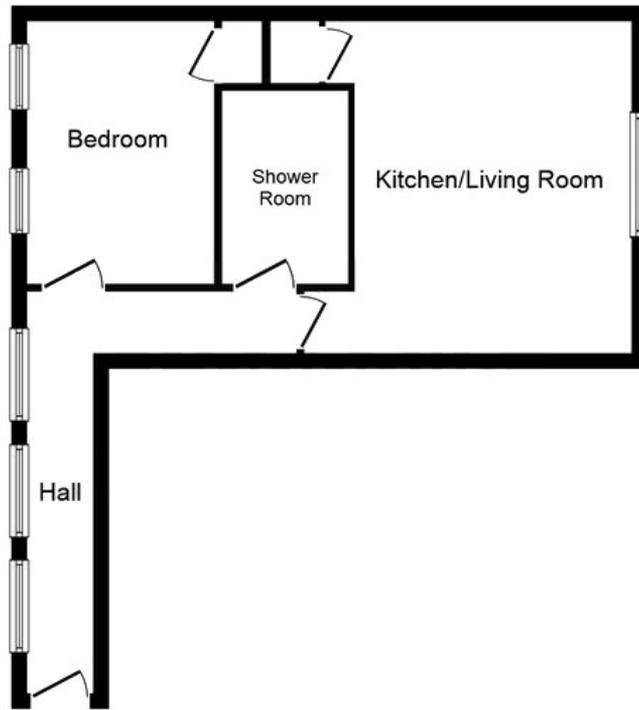
Located in the heart of Walsall town centre, the property is close to a number of local amenities, such as shops, supermarkets, restaurants, bars and Walsall Manor Hospital. Transport links can be found from the A4148, A454, A34, A461, M6 and Walsall rail station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 80        |
| (55-68) <b>D</b>                                   | 61                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)