

£65,000 Leasehold



Flat G 13 Mill Street, Padiham, Burnley,
Lancashire BB12 8EX



PROPERTY DESCRIPTION

!! Offered for sale with the current tenant in situ !! This beautifully presented top floor duplex apartment is found in the heart of Padiham town centre and within walking distance of all its local amenities. The accommodation is spread across two storeys and comprises of: one generous reception rooms, a modern fitted kitchen, three piece bathroom suite and two first floor bedrooms. The property is warmed by gas central heating and is Upvc double glazed throughout. EPC - C. The tenant has been in place since 26/7/2024, and all the relevant certification is in place. Current rent - £575PCM. Early viewing is considered a must!

FEATURES

- Offered for sale with vacant possession
- Beautifully presented accommodation on offer
- Duplex apartment
- Top floor living
- One generous reception room
- Modern fitted kitchen
- Three piece bathroom suite
- Two first floor bedrooms - both well proportioned bedrooms
- Warmed by gas central heating
- EPC - C
- Early viewing a must!



ROOM DESCRIPTIONS

Top Floor Apartment

Entrance Hallway

with access to all first level rooms and staircase off leading to the first floor:

Sitting Room

a welcoming reception room with Upvc double glazed windows to the front, radiator and doorway through to:

Kitchen

a modern range of fitted wall and base units that boast a rolled edge working surface incorporating a bowl sink and drainer and tiling to compliment. There is ample space for appliances and a four ring gas hob with oven.

Bathroom

a modern three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Tiled to compliment.

First Floor

Bedroom One

with a double glazed velux window to the front and a radiator.

Bedroom Two

with a double glazed velux window to the rear and a radiator.

Additional Information

Information

The property is on a leasehold title.

There is a service charge that is paid 6 monthly and is £1,030.62.

There is a yearly ground rent of £200.

Mobile and broadband coverage is offered by a number of companies, and according to ofcom broadband availability checker, ultrasfast is available.

EPC - C

Council Tax - Band A

The yearly risk of flooding is assessed as very low, with the long term risk assessed as the same.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		