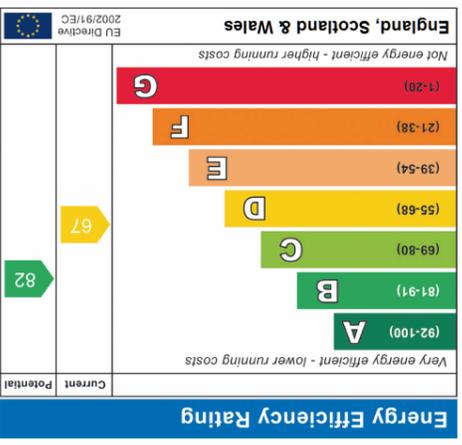




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



Flat 5 Mayfield Court, Sutton Road, Walsall, WS1 2PF

INVESTMENT £80,000



5 MAYFIELD COURT, WALSALL

A first floor self-contained flat offered for sale for investment purposes only.

The property is conveniently situated off Sutton Road, well served by all local amenities.

We understand the property is currently producing a rental income of £490 per calendar month (i.e., £5,880 per annum) on a long term rental agreement, with the present occupier having a life interest or alternatively they are able to vacate beforehand, and there is a rent review very twelve months.

The accommodation briefly comprises the following:- (all measurements approximate)

COMMUNAL HALLWAY

with push button doorbell and with one flight of stairs leading to FLAT 5

RECEPTION HALL

with cloaks area off.

LOUNGE

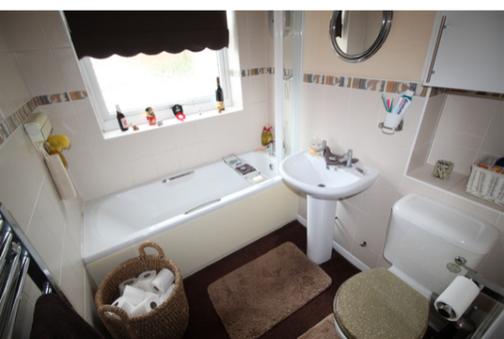
17' 3" x 12' (5.26m x 3.66m) with storage heater, double glazed window and door leading to BALCONY.

KITCHEN

9' 6" x 7' (2.90m x 2.13m) with part tiled walls, tiled flooring, a full range of fitted base and wall cupboards, inset stainless steel sink unit, fitted ceramic hob, built-in oven, microwave, plumbing for automatic washing machine, and UPVC double glazed window.

BEDROOM

13' 2" x 10' (4.01m x 3.05m) with double wardrobe, UPVC double glazed window and electric storage heater.



TILED BATHROOM

with bath having Triton electric shower over, w.c., wash hand basin, electric towel radiator and electric wall heater.

OUTSIDE

GARAGE

in separate block

SERVICES

Company water, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We understand the property is LEASEHOLD for a term commencing 21 January 2008 to 25 March 2151, although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

SERVICE CHARGE

We understand that SERVICE CHARGE at Mayfield Court is currently invoiced half yearly in arrears based on actual expenditure incurred during that period (to end of March/September) and is therefore variable. There is no service charge fund/reserve, so whenever significant works are required additional contributions are collected from leaseholders before an order is placed. We further understand that routine charges over the last few years have been around £610 per annum (total for March/September) but in addition each leaseholder has recently contributed a further £1445 towards the cost of some replacement windows and roof works. Prospective purchasers are advised to clarify the position via their Solicitors.

TENANCY

We understand the property is presently let on a long term lease from 9 October 2015, originally commencing at £400 per calendar month, subject to an annual review on the rent commencement date. We have been informed that the current rental income is £490 per calendar month, i.e., £5,880 per annum (April 2023).

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

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AP/DBH/07/04/22

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.