



Beckgreen
Egremont
Cumbria
CA22 2AS

Offers in Excess of £59,000

bettermove 

Beckgreen Egremont

Bettermove are proud to present this 2 bedroom flat in Egremont available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking. The council tax band is A.

The property is tenanted and rental yields can be obtained through Bettermove.

This is a leasehold property with 82 years remaining on the lease; the ground rent is £10 per annum and the service charge is £155 per annum.

The interior of this well presented property comprises a spacious living room, fitted kitchen, bathroom and two bedrooms on the first floor of the property.

Located in the popular town of Egremont, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A595, Nethertown Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

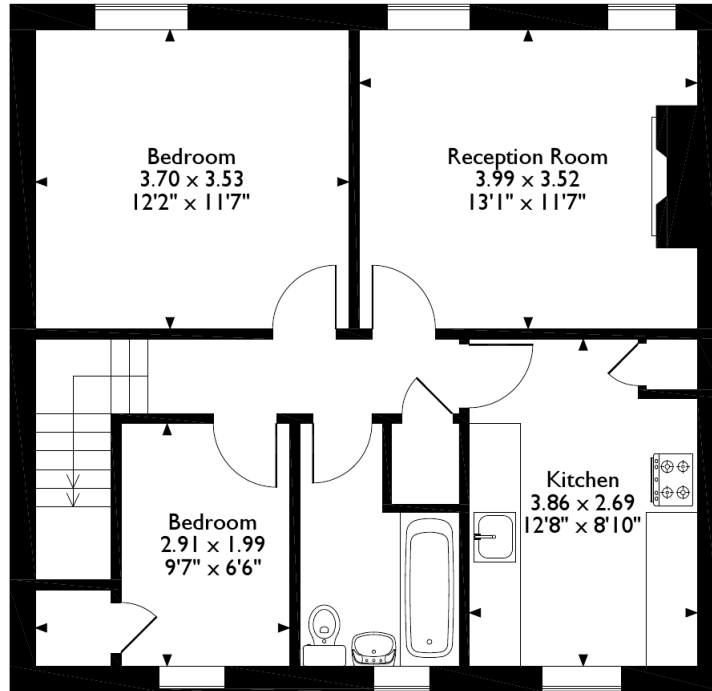
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

The exclusivity fee is returned to you upon successful completion of the property.



Beckgreen, Egremont, Cumbria
 Approximate Gross Internal Area
 59 Sq M/635 Sq Ft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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