



**Boston Avenue
Runcorn
Cheshire
WA7 5WN**

Offers in Excess of £132,000

bettermove

Boston Avenue Runcorn

Bettermove are proud to present this 2 bedroom first floor flat in the sought after area of Runcorn available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is C.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 181 years remaining on the lease; the ground rent is £299.54 per annum and the service charge is £1160 per annum.

The interior of this well presented property comprises a spacious and open plan living room with fitted kitchen, 2 bedrooms and the family bathroom on the first floor of the building.

Located in the popular town of Runcorn, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Runcorn Train Station, the M56 and many local bus routes.

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.





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