

First Floor



ATTENTION ALL INVESTORS! - Yield of over 6%. A modern FIRST FLOOR APARTMENT situated within a popular development and benefitting from an allocated parking space. Comprising; hallway, lounge with dining area, fitted kitchen, TWO BEDROOMS and fitted bathroom. Currently tenanted at a figure of £650 per month. **VIEWING RECOMMENDED.**

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

ATTENTION ALL INVESTORS! - Yield of over 6%. A modern **FIRST FLOOR APARTMENT** situated within a popular development and benefitting from an allocated parking space. Comprising; hallway, lounge with dining area, fitted kitchen, **TWO BEDROOMS** and fitted bathroom. Currently tenanted at a figure of £650 per month. **VIEWING RECOMMENDED.**

COMMUNAL HALLWAY

With stairs to upper floors.

FIRST FLOOR LANDING

Access to all first floor apartments.

APARTMENT HALLWAY

Entrance door, security intercom, radiator, built in storage cupboard.

LOUNGE/DINING ROOM

19'0 x 9'6 overall (5.79m x 2.90m overall)

Double glazed window, two radiator.

effect flooring, space for dishwasher, cupboard housing central heating boiler.



BEDROOM ONE

11'2 x 10'6 (3.40m x 3.20m)

Double glazed window, fitted wardrobes, radiator.



BEDROOM TWO

9'4 x 7'7 (2.84m x 2.31m)

Double glazed window, radiator, built in storage cupboard.



BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, heated towel rail.



EXTERNALLY

There are communal grounds together with an allocated parking space and visitors space.

LEASE INFORMATION

Approx 110 years remaining

Service charge: £1,146.86 pa or £95.57 pcm

Ground rent: £175 pa



DINING AREA



FITTED KITCHEN

9'4 x 6'2 (2.84m x 1.88m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, fitted oven with four ring gas hob and extractor above, single drainer sink unit with mixer tap, space for washing machine, double glazed window, wood