



Offered for sale with no forward chain

Enclosed rear yard and allocated parking

Close to the train and bus station

Large bathroom

Two bedroom apartment set over three floors

Town centre location

Ideal investment, with potential 10% yield

Ground floor utility

Offered for sale with no forward chain, is this large apartment, set over three floors, the property would be an ideal buy to let investment, with a potential 10% yield. Whilst the property is in need of modernisation, it has plenty of space and potential. The property also benefits from allocated off-road parking to the side, and an enclosed rear yard. The property also benefits from its convenient location, just a stones throw from the town and the bus station and a short walk to the train station, with local amenities on the door step. The accommodation briefly comprises, entrance hall, with built in storage cupboard, which leads to a ground floor utility space, to the first floor, there is a large bathroom, kitchen and a spacious lounge with high ceilings and original cornice. To the second floor, there are two good size double bedrooms. Externally, the property benefits from an enclosed rear yard and allocated parking space.

ACCOMMODATION

Hallway

Entered through a black composite door, with frosted glass panels. There is a built in under stairs cupboard and a useful cloak cupboard, providing plenty of storage. Provides access to the utility room and there are stairs to the first floor.

Utility

The utility room has two uPVC double glazed frosted glass windows providing plenty of natural light and there is plumbing for a washing machine. The utility features the original sandstone lintel to the chimney breast and original floor tiles.

First floor landing

The landing provides access to the bathroom, kitchen and lounge and there are stairs to the second floor.

Lounge

The lounge has plenty of natural light from the dual aspect windows, with a large radiator below. The room benefits from high ceilings, decorative coving and picture rail and there is an open fireplace.

Kitchen

Here you will find a range of wood effect wall and base units with contrasting black work surfaces. There is a stainless steel circular sink and draining board with mixer tap, set beneath a uPVC window. There is space for a freestanding cooker and a fridge freezer.

Bathroom

The bathroom briefly comprises a corner bath with shower above, on an easy clean PVC panel. There is a pedestal hand wash basin and a toilet. Two uPVC double glazed, frosted glass windows provide natural light, and the bathroom has part tiled walls, vinyl tile effect flooring, ceiling spotlights and a large radiator.



Second floor landing

The second floor landing leads to both double bedrooms.

Master bedroom

The large double bedroom has a built in cupboard, exposed ceiling beam, a radiator and a uPVC double glazed window.

Bedroom two

The second double bedroom has a uPVC double glazed window, a built in cupboard housing the boiler and a radiator.

TENURE

We have been informed by the vendor that the property is leasehold, with an annual charge of £1.

COUNCIL TAX BAND A

EPC D

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1031.34 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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