



£70,000

\*ONE BEDROOM\* \*GROUND FLOOR APARTMENT\* \*INVESTMENT\* \*FIRST TIME BUYERS\* \*RETIREE'S\* \*WELL PRESENTED\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL AMENITIES\* \*PERMIT PARKING\*

Townend Estate Agents offer for sale this ONE BEDROOM GROUND FLOOR APARTMENT. Situated in a popular residential area, close to a variety of amenities in the village of Wrose. Being well presented throughout this 'walk in accommodation' will appeal to first time buyers, investors and retiree's alike. With landlords expecting an income of between £450-£500pcm. Benefitting from permit parking, gas central heating, oak flooring and garden area.

The property comprises briefly: Entrance hall, Lounge, Kitchen fitted with a range of base & wall units, double bedroom and bathroom. Externally is a garden area to the front and hanging area to the rear, on street permit parking to the front.

Lease Details: 94 Years remaining. £150 PA Service Charge. We advise these details are thoroughly investigated by your solicitor before exchange of contracts.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Approx. Total Area: 48.9 m<sup>2</sup> ... 527 ft<sup>2</sup>

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

**PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		