







## **HOUSE AND SON**

FREEHOLD INVESTMENT SALE. \* Guide Price £230,000 plus, \*2 double bedroom first floor flat, approximately 1000 sq ft, \*ground floor studio flat approximately 25 sq mt, \*approximately combined yield approximately 16,800 per annum. \*A.S.T. currently for first floor generating £10,200 per annum, \*ground floor studio is currently vacant, \*House and Son have applicants awaiting to pursue an A.S.T. for the studio, \*scope to improve/development to loft (subject to planning consents), CASH BUYERS ONLY.

## **117B MALVERN ROAD**

Ground floor studio flat:

## **PRIVATE ENTRANCE**

Double glazed front door to

## **OPEN PLAN LIVING ROOM**

16' 10" x 15' 9 max" (5.13m x 4.8m)

Overall room size excluding shower room.

## **LIVING AREA**

A spacious and bright area with versatile use. Double glazed window with outlook over Naseby Road. Electric rail heating. Media connection point.

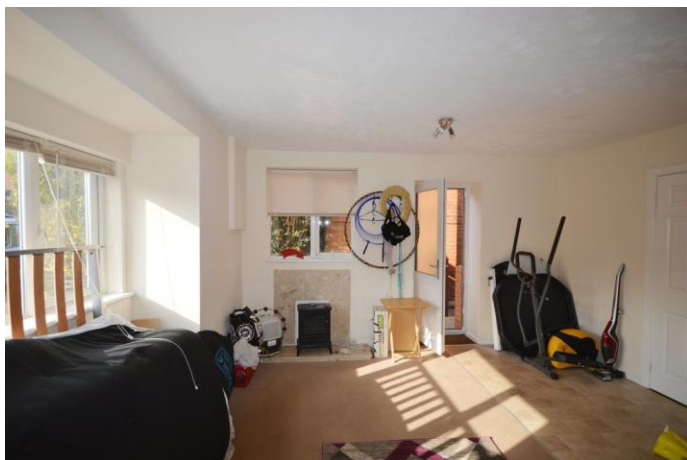
## **KITCHEN AREA**

Kitchenette comprising of stainless steel sink unit and drainer, taps over. Fitted eye level units with under pelmet downlighters. Fitted base units with work top surfaces over. Part tiled walls, space for cooker, electric cooker point. Part tiled walls, space for fridge/freezer.

## **SHOWER ROOM**

9' 5" x 2' 5" (2.87m x 0.74m)

Step up from fitted shower tray, tiled walls, curtain and rail.



Fitted electric shower. Wall mounted wash hand basin. Low level WC.

## **OUTSIDE**

Pathway to front door and private entrance. Off road parking provision for one vehicle.

## **AGENTS NOTE**

1. Certificate of lawfulness granted 6th April 2005.
2. There is no lease provision currently for this studio flat.
3. Total floor area approximately 25 square meters.
4. Electrical meter for studio is located on the first floor 117A Malvern Road.
5. GFF 117 Malvern Road located to front of building, has approximately 68 years remaining on lease.

## **117A MALVERN ROAD FIRST FLOOR FLAT**

Stairs to first floor landing.

## **DINING/ENTRANCE HALL**

"L" shaped. Spacious area, enabling a dining area with provision for a good size table and chair set. Feature double glazed window to side. Radiator. All principle rooms leading off from hallway. Storage closet. Tall ceilings. Dining area 11'5" (3.48m) x 7'7" (2.31m).

## **LOUNGE**

**16' 6" x 16' 4 approx" (5.03m x 4.98m)**

Dual aspect double glazed windows with plenty of natural light, outlook towards "Hurn" in the distance. Tall ceilings. TV media connection point. Radiator.

## **KITCHEN/BREAKFAST ROOM**

**12' 4" x 7' 10" (3.76m x 2.39m)**

Dual aspect double glazed windows with plenty of natural light. One and half bowl sink with drainer, mixer taps over.



Fitted eye level units, complementing fitted base units incorporating drawers, work top surfaces over. Part tiled walls. Built in four ring gas hob with feature tiled splashback, chimney style filter hood over, combination single electric oven. Space and plumbing for washing machine, space for further appliance, space for fridge/freezer. Potential for breakfast bar/Bistro set. Wall mounted gas fired combination boiler.

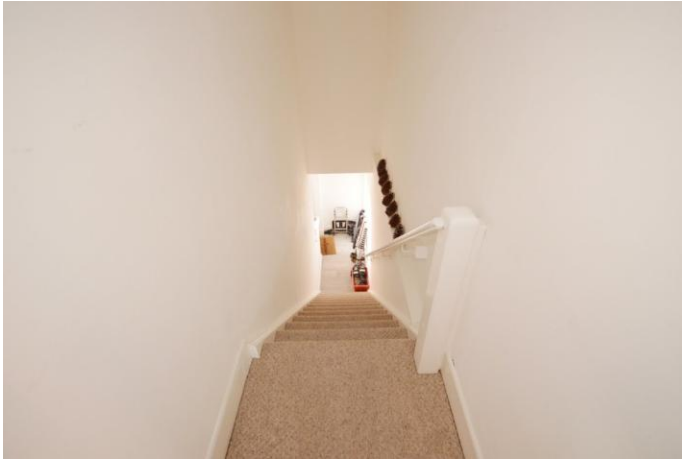
## **BEDROOM ONE**

**15' 2" x 11' 10 overall room size" (4.62m x 3.61m)**









Double glazed windows, light and spacious views over "Hurn". Built in four door wardrobe. Radiator.

### **BEDROOM TWO**

**13' 9" x 13' 0 into bay" (4.19m x 3.96m)**

Double glazed bay window. radiator. Built in wardrobes, further recessed storage space. Radiator.

### **BATHROOM**

**8' 9" x 4' 7" (2.67m x 1.4m)**

Obscure double glazed window. Three piece white suite. Bath with side and end panels, mixer taps over with shower attachment, curtain and rail. Pedestal wash hand basin. Low level WC. Tiled walls. Radiator. Access to loft.



### **OUTSIDE**

Pathway to front door.

### **GARDEN**

Private courtyard garden to rear, fence and hedge screening enclosures.

### **AGENT NOTE**

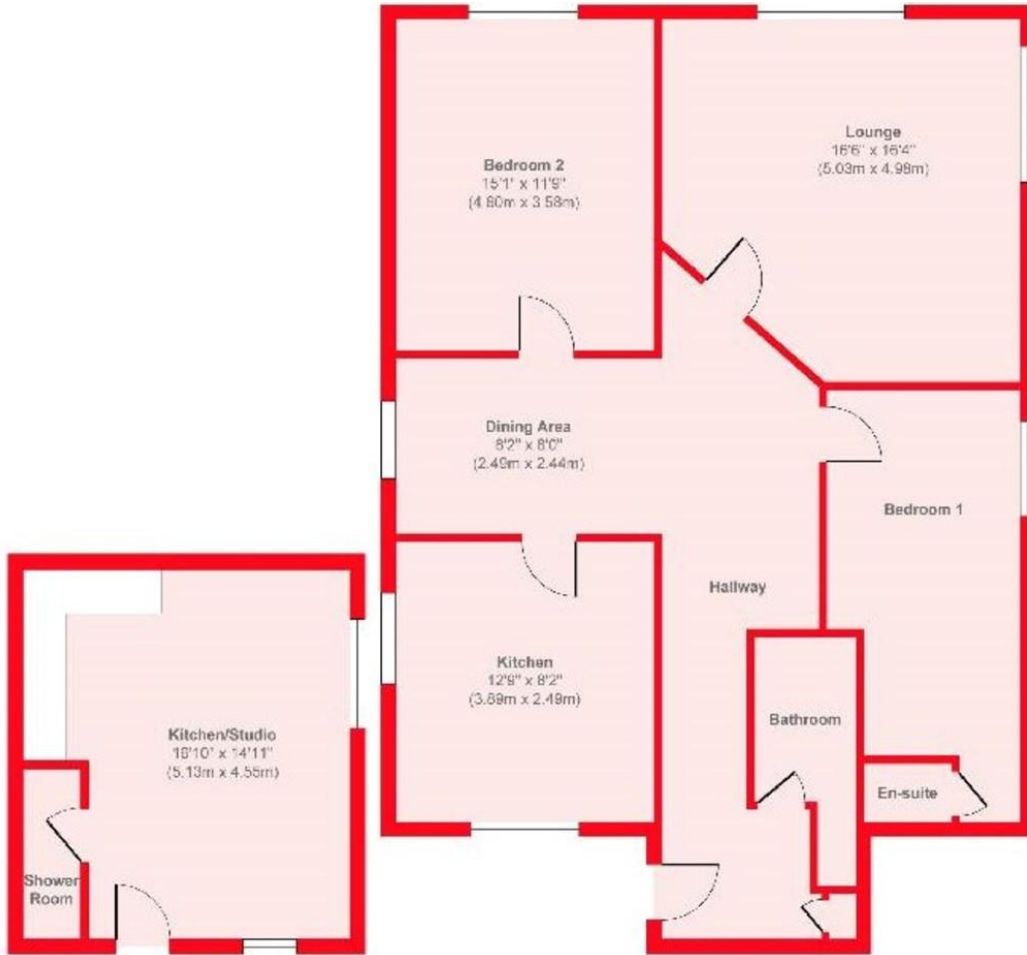
1. The electric meter for 117A Malvern Road is at the front of building externally.
2. Freehold of the entire building, including 117 Malvern Road, 117A Malvern Road and Studio flat 117B Malvern Road with certificate of lawfulness granted. (117 Malvern Road ground floor flat to front has approximately 68 year remaining on lease.
3. Approximately 1000 sq ft internal space for 117A Malvern Road.



### **AGENTS NOTE**

The guide price can be exceeded.





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