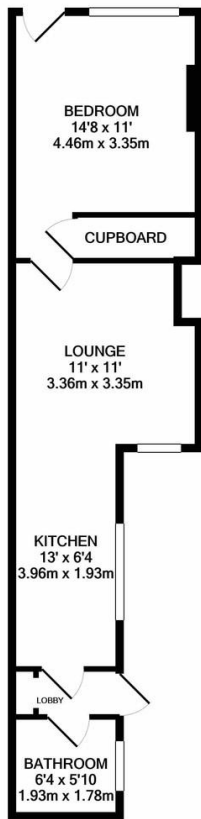




Property Summary

*** Investment Opportunity Only *** The property is being sold with sitting tenants who currently pay £500pcm which gives a gross yield of 6%. The current tenancy is fixed till January 2023. The accommodation comprises lounge, kitchen, bedroom, bathroom and rear yard. No Chain. Call Phillips George for more info today!



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 412 SQ.FT. (38.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
60	71	53	72

- Sold With Sitting Tenant
- 6% Gross Yield
- No Chain
- Ground Floor Flat
- One Bedroom
- Leasehold
- Permit Parking
- Close To City Centre

phillips george | sales & lettings

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

46 Long Street, Wigston, Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk
0116 216 8178

