

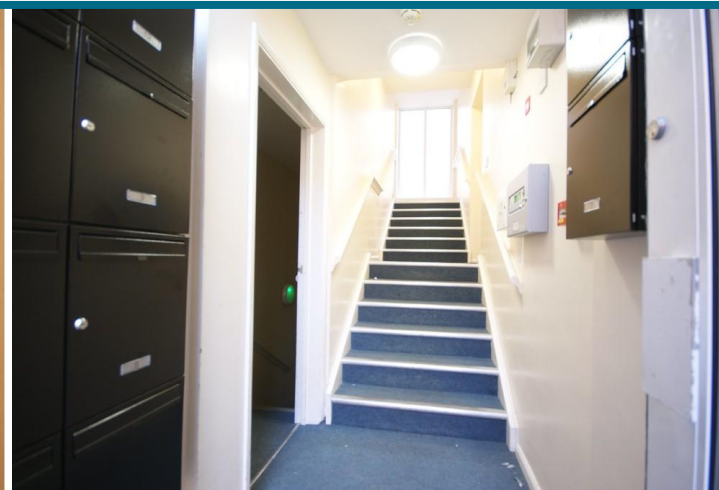
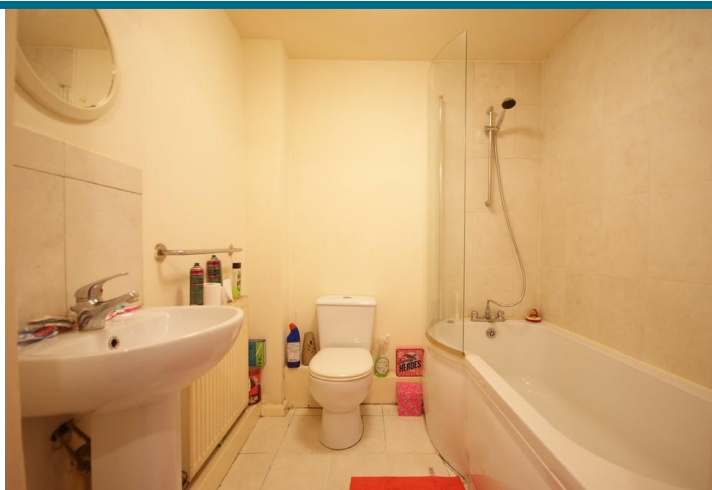


Priory House, 45-47 St Catherines

****INVESTMENT ONLY**** RENT FROM DAY ONE WITH TENANTS IN SITU. One bedroom first floor flat located on the west side of St Catherines being close to local shops and amenities. Comprising; entrance hall, open plan living space, kitchen, bathroom and a double bedroom. NO ONWARD CHAIN.

£80,000

- Investment Only
- Rent from Day One
- First Floor Apartment
- Secure Intercom Entry
- Allocated Parking



Property Description

****INVESTMENT ONLY** RENT FROM DAY ONE WITH TENANTS IN SITU.** One bedroom first floor flat located on the west side of St Catherines being close to local shops and amenities. Comprising; entrance hall, open plan living space, kitchen, bathroom and a double bedroom. **NO ONWARD CHAIN.**

ENTRANCE HALL

Carpet flooring, radiator, light fitting, heating controls and storage cupboard housing the consumer unit.

BATHROOM

6' 4" x 5' 11" (1.939m x 1.804m) Low level WC, sink and pedestal plus P shaped bath with shower head and hose fitting. Tiled flooring. radiator, light and extractor.

BEDROOM

12' 0" x 9' 2" (3.664m x 2.807m) PVC window and door with Juliette balcony to the front aspect, carpet flooring, radiator, pendant fitting and sliding fitted wardrobe.

LOUNGE

11' 11" x 9' 2" (3.652m x 2.814m) max measurements PVC window and door with Juliette balcony to the front aspect, carpet flooring, radiator and pendant fitting. Open plan to the kitchen.

KITCHEN

9' 0" x 5' 11" (2.753m x 1.806m) Base and eye level units, roll edge worktop, inset one and a half bowl sink and drainer and a tiled splash back. Integrated electric oven, hob and extractor over plus a fridge freezer and washer dryer. Ideal combination boiler, vinyl flooring, light fitting and extractor.

FIXTURES & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

LEASE INFORMATION

Supplied by the vendor;
999 year lease commencing June 2008.
Supplied by the block managers accountants;
Ground Rent - £23.38 per quarter
Service Charge - £165.00 per quarter

Purchasers must satisfy themselves in this respect.

INVESTMENT OPPORTUNITY

This property is open for investment offers only with having a tenant in situ on a managed fixed term AST until January 2021 paying £450pcm.



Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

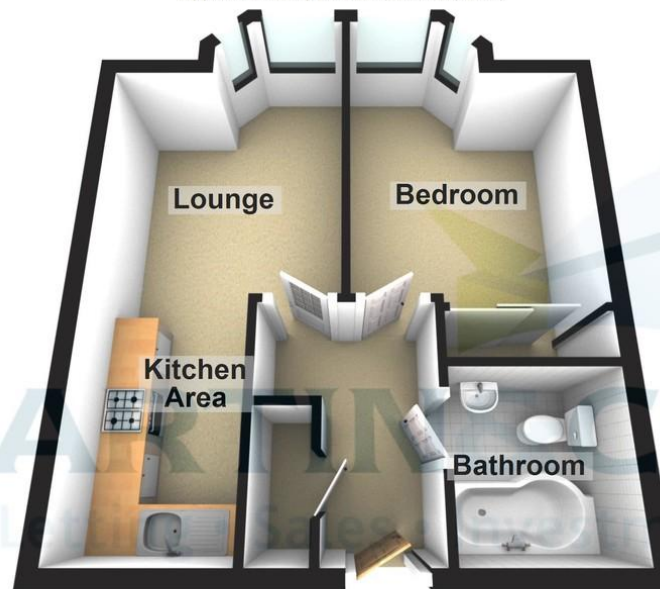
Contact Details

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Ground Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 34.4 sq. metres (369.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	81	81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		87	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.