



- Duplex flat
- Gas Central Heating
- Double Glazing
- Bathroom & En-Suite





Property Description

Osprey Property are pleased to offer to the market this newly decorated duplex flat situated within walking distance of local amenities. With a potential rental yield of up to 10.5%, this flat would be an ideal investment opportunity for anyone seeking an easily managed portfolio addition that requires little work before being let.

The accommodation on offer comprises: Entrance hall, lounge, kitchen and full bathroom to the ground floor with a double bedroom and en-suite WC to the first floor. The building has a communal garden which is accessible to the residents of all flats.

LOUNGE

12' 6" x 10' 8" (3.81m x 3.25m)

Newly decorated with UPVC double glazed window to side, UPVC double glazed window to rear, radiator, laminate flooring, door to:

KITCHEN

10' 6" x 8' 2" (3.2m x 2.49m)
Fitted with a matching range of modern base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, fan assisted oven, built-in four ring gas hob with extractor hood over, UPVC double glazed window to side, radiator, laminate flooring, open plan, door to:

REAR HALL

Laminate flooring continues from kitchen, door to:

BATHROOM

Fitted with white three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled surround, UPVC double glazed window to side, UPVC double glazed window to rear, radiator, laminate flooring.

ENTRANCE HALL

Bare wood floorboards, UPVC double glazed window to side, stairs leading up to:

BEDROOM

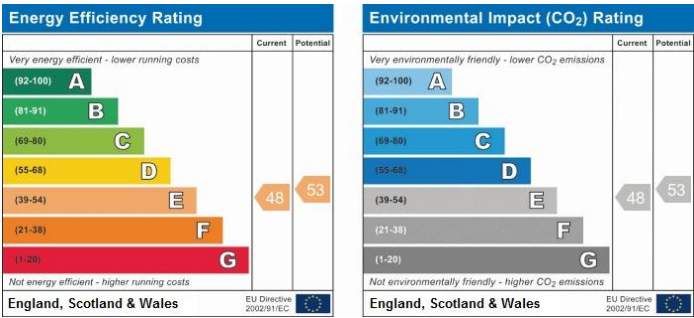
Bare wood floorboards, radiator, UPVC double glazed window to rear, door to:

WC

Two piece suite comprising pedestal wash hand basin and low-level WC, tiled splash-backs.

IMPORTANT NOTICE: Property Mis-descriptions Act 1991
Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only

VIEWINGS
STRICTLY BY APPOINTMENT ONLY



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