



## Fixed Asking Price £70,000

Townend Estate Agents offer for sale this ONE bedroom apartment.

An excellent opportunity for investors, landlords or first time buyers. Well presented walk in accommodation, located in the popular village of Eccleshill, surrounded by a wide range of local amenities and public transport links including Apperley Bridge train station.

The accommodation comprises briefly; Lounge, Kitchen, One Bedroom and Bathroom. Parking spot.

NO OFFERS. £70,000 MINIMUM.

Maintenance / Service Charges - £60pm

Annual ground rent £200 P/A

Approximately 990 years left on lease

Landlords/Investors: £450 - £500 rental income is achievable.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

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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		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		81	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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