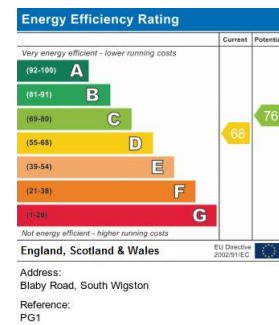
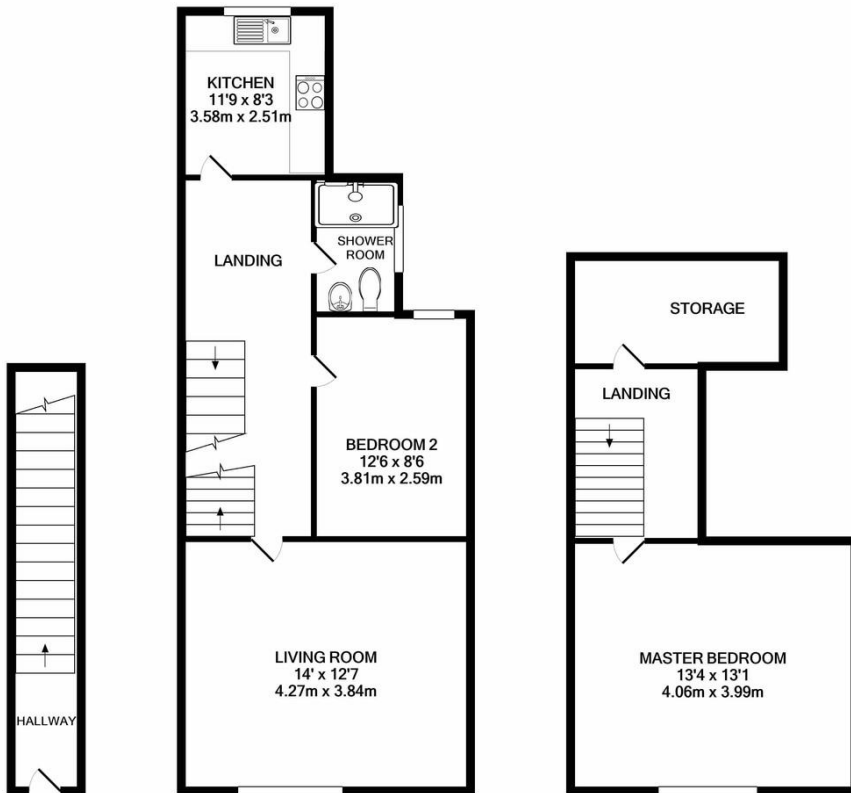






# Property Summary

Investment opportunity with two self contained flats set over three floors currently with long term tenants in situ located in the highly popular location of South Wigston and being sold as an ongoing concern. The accommodation comprises a ground floor one bedroom flat and a first floor two bedroom duplex flat. Current rental income £13,696.00 Per Annum giving a 6.2% return on investment with potential additional revenue income from a currently vacant garage in rear block. For further details contact Phillips George Ltd.



- Investment Opportunity
- Two Self Contained Flats
- Highly Popular Location
- Parking A Garages In Rear Block
- Well Presented Accommodation
- Long Term Tenants In Situ
- Additional Income Available
- Large Dwelling

ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 92 SQ.FT.  
(8.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 595 SQ.FT.  
(55.3 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)

PHILLIPS GEORGE LTD  
TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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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

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