

thomas · willmax

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FOR SALE - £375,000



INVESTMENT OPPORTUNITY

**FOUR REFURBISHED FLATS OVER 1ST AND 2ND FLOORS
PRESENTED TO A GOOD STANDARD THROUGHOUT.
FREEHOLD**

THOMAS WILLMAX LIMITED
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DESCRIPTION

Having undergone a programme of refurbishment we are able to offer to the market four apartments over the first and second floors. The sale of the apartments includes the Freehold of this former bank with a leasehold having been previously granted to the ground floor retail space.

The accommodation comprises entrance porch with intercom system. There is under stairs storage housing electric meters and water meters for each flat along with a separate landlords supply for the common areas. There is a two bedroomed and one bedroomed flat on each floor. Each flat has been refurbished benefiting from new kitchens and shower rooms, decorated throughout including new carpets, uPVC double glazing and window blinds.

FLAT A 61.5 sq.m. (663 sq.ft.)

LOUNGE (5.9m x 4.4m)

KITCHEN (3.7m x 2m)

BEDROOM 1 (4.4m x 3.2m (average))

BEDROOM 2 (4.4m x 2.3m)

SHOWER ROOM (2.7m x 2.7m)

EPC Certificate number: 0500-2558-9080-2599-9021 (Efficiency Rating E)

FLAT B 56 sq.m. (603 sq.ft.)

LOUNGE (4.6m x 3.4m)

KITCHEN (2.5m x 2.1m)

BEDROOM (4.5m x 3m)

SHOWER ROOM (2.1m x 1.5m)

EPC Certificate number: 0500-1580-0522-5099-5893 (Efficiency Rating E)

FLAT C 47 sq.m. (506 sq.ft.)

LOUNGE (5.5m x 4.2m (maximum))

KITCHEN (4.3m x 2.4m)

BEDROOM (4.3m x 2.5m)

SHOWER ROOM (2m x 1.9m)

EPC Certificate number: 0500-2558-9080-2599-8075 (Efficiency Rating D)

FLAT D 55 sq.m. (592 sq.ft.)

LOUNGE (4.4m x 3.3m)

KITCHEN (4.3m x 2.2m)

BEDROOM 1 (3.2m x 2.5m)

BEDROOM 2 (4.3m x 2.4m)

SHOWER ROOM (3.3m x 1.2m)

EPC Certificate number: 5659-9528-0000-0538-0296 (Efficiency Rating E)



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.