



Scholars Court Hartshill



O.I.R.O £115,000



56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



40 Elizabeth House Scholars Court Hartshill ST4 7DW

INVESTMENT PROPERTY – FOR SALE WITH TENANTS IN SITU

Excellent INVESTMENT OPPORTUNITY! A very well located second floor apartment, with two spacious bedrooms, a large open plan living room diner and kitchen with Juliet balcony overlooking green communal space and trees. Allocated vehicle parking behind secure gated access, this is the perfect investment for landlords looking to start their investment journey or add to their portfolio.

The property opens from a central entrance hallway that curves from the side of the property, where doors to all of the principal rooms are found further to two large storage cupboards, one of which being a very useful utility cupboard. Two well sized double bedrooms, with the main bedroom being a huge double in size with a three piece en-suite shower room.

To the outside, the property sits within well maintained grounds with ample parking available for residents and visitors via secure electric gated entry and pedestrian access.

Currently achieves rental income of £875 pcm.

No onwards vendor chain.

Leasehold Details:

Length of Lease: 150 Years from 01/09/2003

Years Remaining: 129 Years

Ground Rent: £170 per annum

Service/Management Charges: £1,950.88 per annum



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Entrance Hall
9'11" x 4'1" entry 14'8" x 3'7" hall (3.04 x 1.26 entry
4.48 x 1.10 hall)

Living Room 16'9" x 12'2" (5.11 x 3.71)

Kitchen 12'0" x 6'0" (3.68 x 1.83)

Bedroom One 15'2" x 11'1" (4.64 x 3.40)

Bedroom One En-Suite 7'1" x 5'0" (2.17 x 1.53)

Bedroom Two 12'7" x 8'6" (3.85 x 2.60)

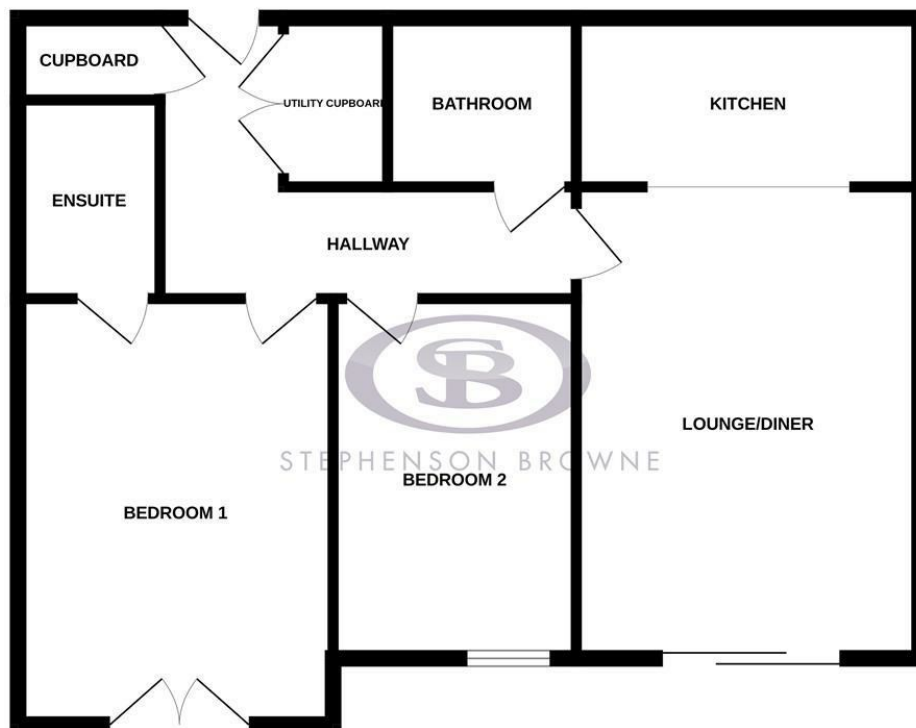
Bathroom 6'7" x 5'11" (2.01 x 1.82)

AML Disclosure





GROUND FLOOR



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