





## 137 Regents Court

Bradfield Road • Hillsborough • S6 2BW

£70,000

CASH ONLY - Short Lease Attention Investors – Potential monthly income of approximately £700-800pcm Located in the heart of Hillsborough within easy reach of excellent transport links and local amenities is a 2-bedroom 7th floor apartment which benefits from balcony and far-reaching views. Requires a scheme of general improvements, offering fabulous potential and deceptively spacious accommodation. Features attractive communal gardens and secure parking. An inner hallway leads to a rear facing neutrally presented, light and airy lounge with far reaching views. There are 2 good sized bedrooms and a partially tiled bathroom equipped with 3-piece suite, overhead shower and built in storage. An archway leads to the spacious kitchen fitted with neutral units, offering space for freestanding appliances and far-reaching views. Well-placed within walking distance of Hillsborough park, with a quiet feel yet having everything on your doorstep. There are local shops and amenities, schools, recreational facilities, public transport including the supertram and access links to the motorway, city centre, hospitals and universities. Leasehold property, 99 years from 24/06/1972 Service Charge Period 25 Jun 24 - 24 Dec 24 - £1,806.56 - Horizon Management (Includes heating)



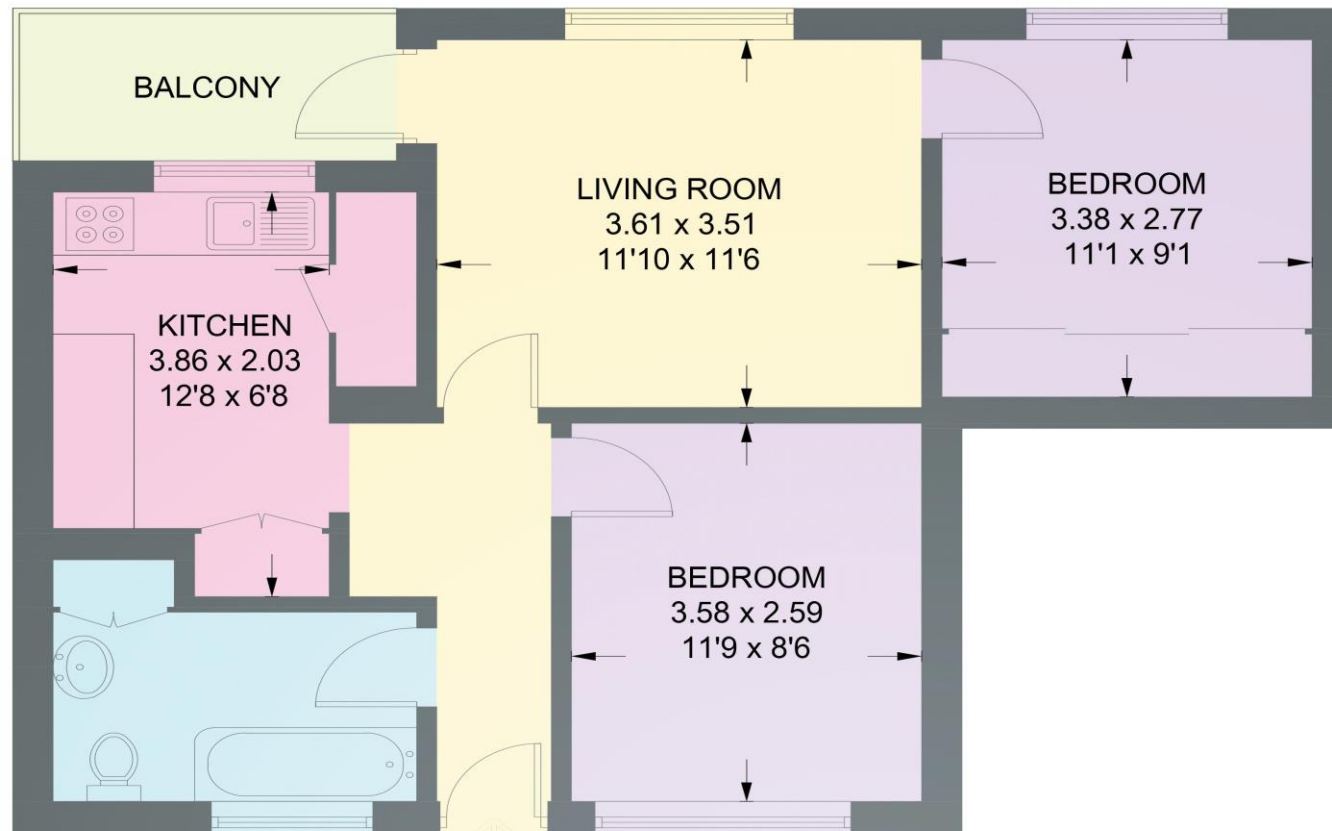
- 2 Bedroom 7th Floor Apartment
- CASH ONLY - Short Lease
- In Need of General Updating
- Good Local Amenities in Hillsborough
- Great Transport Links

- Secure Parking at Rear
- NO ONWARD CHAIN
- £1,806.56- Horizon Management every 6 months, (Includes heating)
- Leasehold 99 years from 24/06/1972

- Council Tax Band A - EPC D

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APPROXIMATE GROSS INTERNAL AREA = 52.7 SQ M / 567 SQ FT



## SEVENTH FLOOR

IN

Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.