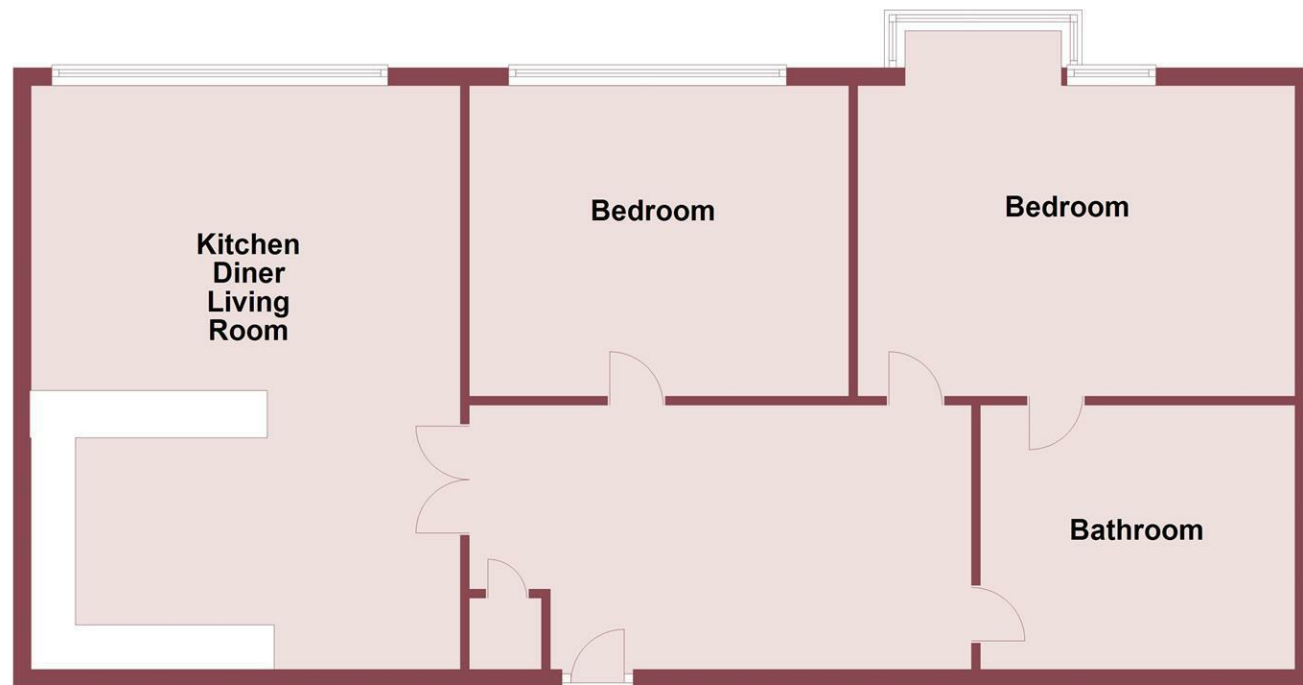




Ground Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee of their operability or efficiency can be given.  
Plan produced using PlanUp.



### 52 - 60 Pensby Road, Heswall, CH60 7RE

£135,000

🛏️ 2 Bedroom 🛋️ 1 Reception 🚿 1 Bathroom 📊 C

\*\*\* Investment Property - Tenant In Situ Paying £700 PCM - Viewing By Appointment Only \*\*\*

Hewitt Adams is delighted to offer For Sale this Two Bedroom First Floor Apartment that is to be sold with a tenant in situ.

At this stage, the landlords would like to offer the property to investors due to a long standing tenant, who has just signed a new 6 month tenancy agreement from 1st December at £700 PCM.

Hewitt Adams currently manage the property, therefore the property is fully complaint and has all the usual safety certificates in place.

In brief the property affords: hall, kitchen diner living space, two bedrooms and a bathroom.

Call Hewitt Adams to book you viewing!!



**Front Entrance**

Into:

**Hall**

Radiator, power point, storage cupboard

**Kitchen Diner Living Room**

15'10" x 21'6" (4.83 x 6.56)

Wall and base units with breakfast bar, inset sink, integral oven and hob, integral dishwasher, integral fridge, space for washing machine, double glazed window, radiator, power points. Ample space for a dining table.

**Bedroom**

14'0" x 11'5" (4.27 x 3.49)

Double glazed window, radiator, power point

**Bedroom**

16'1" x 11'4" (4.92 x 3.47)

Double glazed window, radiator, power point

**Bathroom**

11'7" x 6'5" (3.54 x 1.98)

Comprising shower over bath, wash hand basin, wc, towel rail, tiled walls and floor

**Additional Information**

Tenure: Leasehold

Management Company: Propeller Lettings

Service Charge: £2340.80

Ground Rent: £200

Lease Length: 108 years remaining

