



King Edmunds Square, Worcester **Offers Over £140,000**







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LONG LEASE
For full EPC please contact the branch

Property Description

*** INVESTORS ONLY - TENANTS IN SITU ***

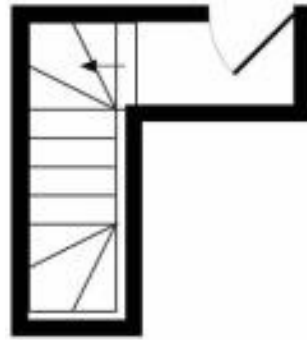
A deceptively spacious two bedroom duplex apartment being offered for sale with NO ONWARD CHAIN. The property in our opinion would be an ideal purchase for a buy-to-let investor looking to further enhance their rental portfolio, in brief the property comprises of an entrance hallway with stairs giving access to the first floor which accommodates a sizeable lounge and kitchen whilst to the top floor there can be found two bedrooms and bathroom / W.C. Externally the property benefits from allocated street parking as well additional visitor parking. We would strongly advise any interested parties to arrange an early internal viewing to fully appreciate what this spacious duplex apartment really has to offer. EPC RATING = D. The current rental income for this property is £675PCM giving a gross annual yield of circa 6.0%.

Our View

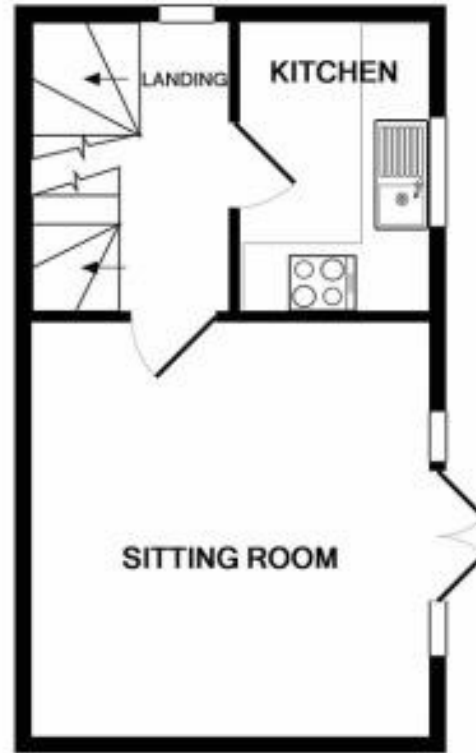
A sizeable TWO bedroom duplex apartment benefiting from a superb central location offering convenient access into Worcester City Centre. We understand that the property has 122 years remaining on the lease and have been informed by our vendor the service charge and ground rent is £42 per month. We would advise any interested parties to verify the accuracy of these details with your chosen legal representative before committing to an exchange of contracts.

Location

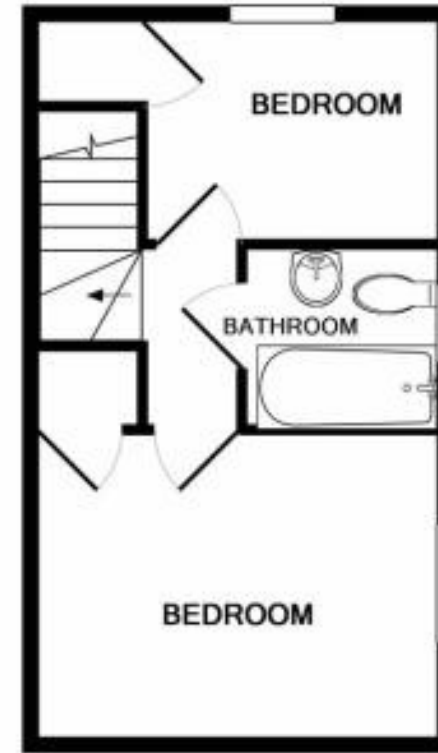
Situated just a 5 minute walk to Worcester Town Centre which offers an abundance of shops, bars and restaurants this property in our opinion would be an ideal purchase for those looking for convenient access to



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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