



## 1 & 1a Audley Street

, Crewe, CW1 4BT

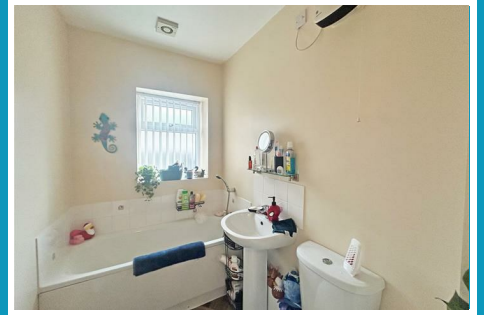
£150,000



# 1 & 1a Audley Street

, Crewe, CW1 4BT

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## Summary

Introducing this fantastic investment opportunity in Crewe! A property that is perfect for investors, offering two separate apartments with a current gross yield of over 10% and tenants already in place.

The ground floor apartment features two bedrooms, a spacious living room, a separate kitchen, and a bathroom. Moving upstairs to the first floor apartment, you'll find a welcoming entrance leading to a bright living room, a modern kitchen, a double bedroom with dual aspect windows, and another bathroom.

Located in the historical railway town of Crewe, this property is surrounded by a wealth of amenities and attractions. Explore the prestigious Crewe Works, now a center for Bentley car production, and learn about the town's ties to the iconic Rolls-Royce brand. With easy access to major cities like London, Liverpool, and Manchester, commuting is a breeze.

For sports enthusiasts, there are nearby golf clubs and recreational facilities to keep you active. Crewe also boasts a variety of sporting clubs, restaurants, and shops, offering something for everyone in the family to enjoy. Don't miss out on the opportunity to view this property and make it your next investment!

## Crewe

Beyond the borders of your new home, lies a wealth of amenities and attractions to explore. Leighton, finds itself nestled at the top of Crewe, a prestigious railway town steeped in rich history. Discover the renowned Crewe Works, once a bastion of railway engineering and now a center for Bentley motor car

production. History buffs will delight in the town's ties to the iconic Rolls-Royce brand.

Crewe's strategic location favors commuters with its easy access to bustling cities, including London, Liverpool, and Manchester. Whether it be for work or pleasure, the possibilities are boundless. Sports enthusiasts will revel in nearby golf clubs and various recreational facilities, ensuring active lifestyles are fully catered for.

Crewe is also home to some fantastic sporting clubs allowing the whole family to enjoy everyday living along with many restaurants and shops that are also within easy reach!

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor Apartment

### Entrance

### Living Room

14'4" x 16'4" (4.37 x 4.99)

### Kitchen

7'4" x 9'2" (2.25 x 2.80)

Tel: 07778 908724

### Bedroom One

11'11" x 9'1" (3.64 x 2.77)

### Bedroom Two

9'2" x 8'0" (2.81 x 2.44)

### Bathroom

6'9" x 4'9" (2.07 x 1.47)

### First Floor Apartment

### Entrance

4'1" x 3'8" (1.27 x 1.12)

### Landing

2'8" x 8'5" (0.82 x 2.58)

### Living Room

14'11" x 13'11" (4.55 x 4.25)

### Bedroom One

9'11" x 13'1" (3.04 x 4.01)

### Kitchen

6'4" x 12'9" (1.94 x 3.91)

### Bathroom

5'1" x 5'6" (1.57 x 1.68)

### Tenure

Freehold, to be confirmed by the Vendor's solicitor.

### Energy Performance Certificate

Current Ratings

Ground Floor - E

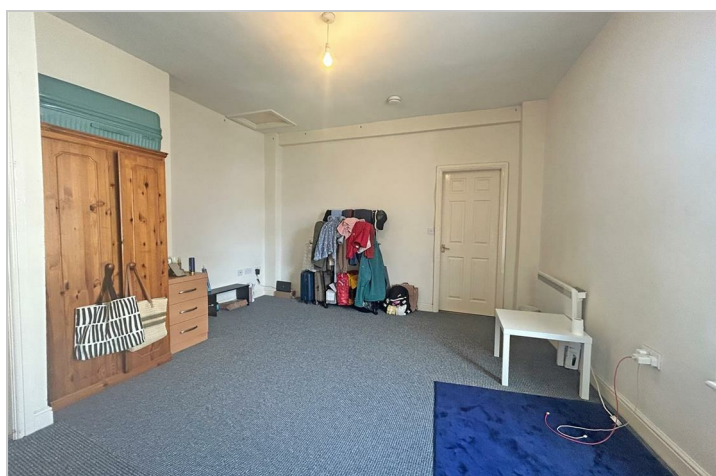
First Floor - D

### Viewing

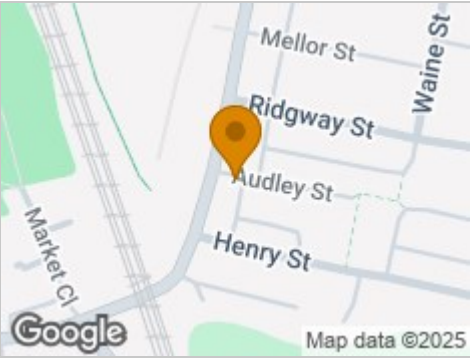
Viewings are by appointment only and can be arranged by calling New Adventure Homes

### Looking to Sell or Rent?

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Road Map



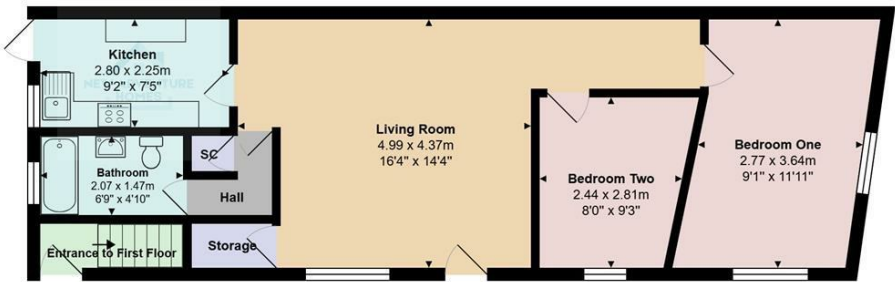
Hybrid Map



Terrain Map



Floor Plan



Ground Floor Apartment



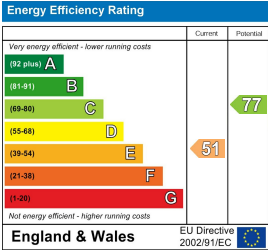
First Floor Apartment

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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