



## Flat 30, Sumner House, 29 St. Thomas's Road

£55,000 Leasehold

Tenant in situ paying £600 per month • Modern studio apartment • Fully fitted kitchen • Modern shower room • Keyless fob access to the apartment • Allocated parking • Auction guide price of £55,000 plus reservation fee • Great transport links • Shops, bars and amenities close by • Excellent investment opportunity







### Entrance Porch

Entrance door and door leading to:

### Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase



### Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

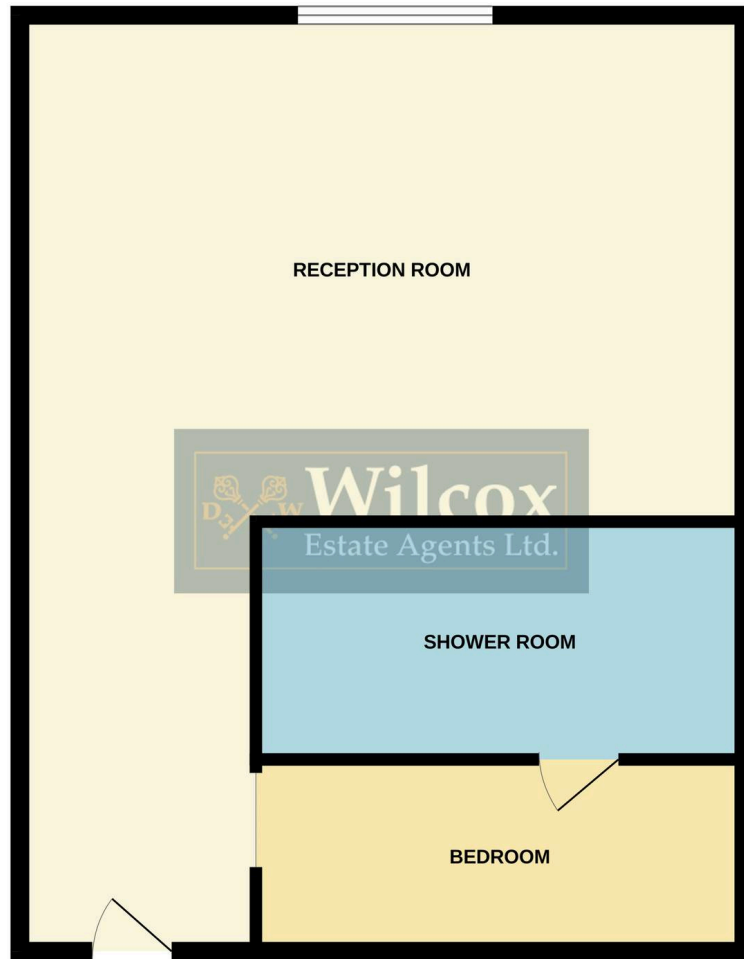
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

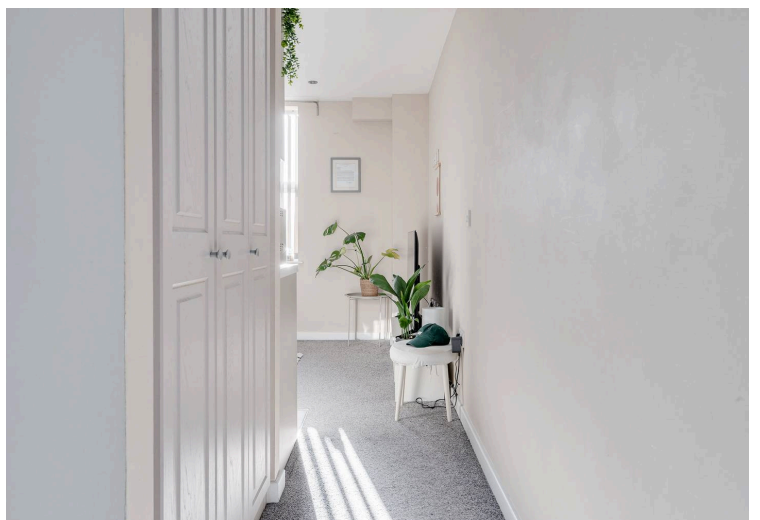
## GROUND FLOOR



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.  
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\*\*\*FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £55,000 PLUS RESERVATION FEE\*\*\*

Nestled within a convenient and vibrant community, this modern 1 bedroom apartment offers an exceptional living experience perfect for a savvy investors seeking a prime opportunity. With a tenant in Situ paying £600 per month but the rental could be £695 per month.

Step inside the sleek studio space and discover a contemporary haven infused with stylish design touches and smart home technology.

The fully fitted kitchen, with its modern appliances and ample storage space, provides the ideal setting for culinary adventures and casual meals alike. The adjacent modern shower room, fitted with premium fixtures, offers a sanctuary for relaxation and rejuvenation. Boasting a state-of-the-art smart heating system, this apartment ensures optimal comfort and energy efficiency year-round.

Convenience and security are at the forefront with keyless fob access to the apartment, offering peace of mind and streamlined access for residents. With an allocated parking space, parking headaches become a thing of the past, ensuring a stress-free living experience.

Benefiting from great transport links, residents can easily explore the surrounding area and beyond. Whether commuting to work or embarking on leisurely outings, the proximity to public transportation options enhances the convenience of daily life. Moreover, shops, bars, and amenities are just a stone's throw away, providing endless opportunities for entertainment, dining, and shopping within easy reach.

This property represents an excellent investment opportunity, with the potential to yield strong returns in the thriving real estate market. Whether you're looking to establish your foot on the property ladder or expand your investment portfolio, this apartment offers a promising prospect with a competitive edge.

For those looking to make a smart investment move, this property will be going under the hammer at auction with a guide price of £55,000 plus a reservation fee. An opportunity not to be missed, this apartment beckons to those with a keen eye for value and a vision for a prosperous future.

Don't miss the chance to secure this inviting 1 bedroom apartment and make it your own. Envision a lifestyle defined by modern convenience, urban connectivity, and endless possibilities. Arrange a viewing today and embark on a journey towards owning a property that promises both comfort and potential in equal measure.