







### Property Description

59 YEAR LEASE - WE ADVISE CASH BUYERS ONLY - A GREAT BUY TO LET WITH GREAT RENTAL YIELD.

Years left on lease: 51 years advised.  
Service charge: advised £0  
Ground rent: £10 per annum advised.

A PROPERTY THATS BEEN CONVERTED INTO TWO SELF CONTAINED APARTMENTS - A GREAT BUY TO LET OPPORTUNITY IN B5 - Spacious area for potential off road parking, and rear garden. Entrance hall, x2 bedrooms, x2 lounges, x2 kitchens, d/stairs shower & upstairs bathroom & landing.

### Property Details

Having a private carpark to the rear of the property.

### Entrance Porch

Tiled flooring and storage.

### Ground Floor Shower Room

Shower cubicle, wash hand basin, low level w.c, tiled, cupboard and double glazed window.

### Lounge

10' 7" x 9' 2" ( 3.23m x 2.79m )  
Having tiled flooring with radiator and double glazed doors opening into rear garden.

### Kitchen

15' 5" x 14' 5" ( 4.70m x 4.39m )  
Fitted kitchen with wall and base units to include work surfaces over, sink and drainer, cooker point with gas hob, electric oven, extractor fan overhead, integrated fridge/freezer, radiator, laminate flooring, tiled and two double glazed windows.

### 2nd Kitchen Area

Kitchen kitchen with wall and base units, work surfaces, sink and drainer, gas hob, electric oven, storage, radiator, laminate flooring and two double glazed windows.

### Dining Room

10' 7" x 9' 2" ( 3.23m x 2.79m )  
Tiled flooring, radiator and double glazed window.

### Bedroom One

14' 7" x 11' 5" ( 4.45m x 3.48m )  
Laminate flooring, radiator, fitted wardrobe and two double glazed windows.

### Bedroom Two

11' 5" x 11' 8" ( 3.48m x 3.56m )  
Laminate flooring, radiator and double glazed window.

### Family Bathroom

Bathroom suite comprising of bath with shower overhead, wash hand basin, low level w.c, wall mounted heater, cabinet and double glazed window.

### Rear Garden

Access to rear carpark.





To view this property please contact Connells on

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145 Great Charles Street Queensway  
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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DIG111833](https://connells.co.uk/Property/DIG111833)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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