

7, Beaumont Grove, Orrell, WN5 0BT



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Spacious one bed flat in sought after residential location providing 9.2% yield.



- Spacious 1 bed flat / maisonette
- 9.2% yield guaranteed
- Gas central heating / Double glazing
- Close to motorway & rail networks
- Sold with tenant in-situ
- Freshly decorated
- Close to local amenities
- 494 SQ.FT.

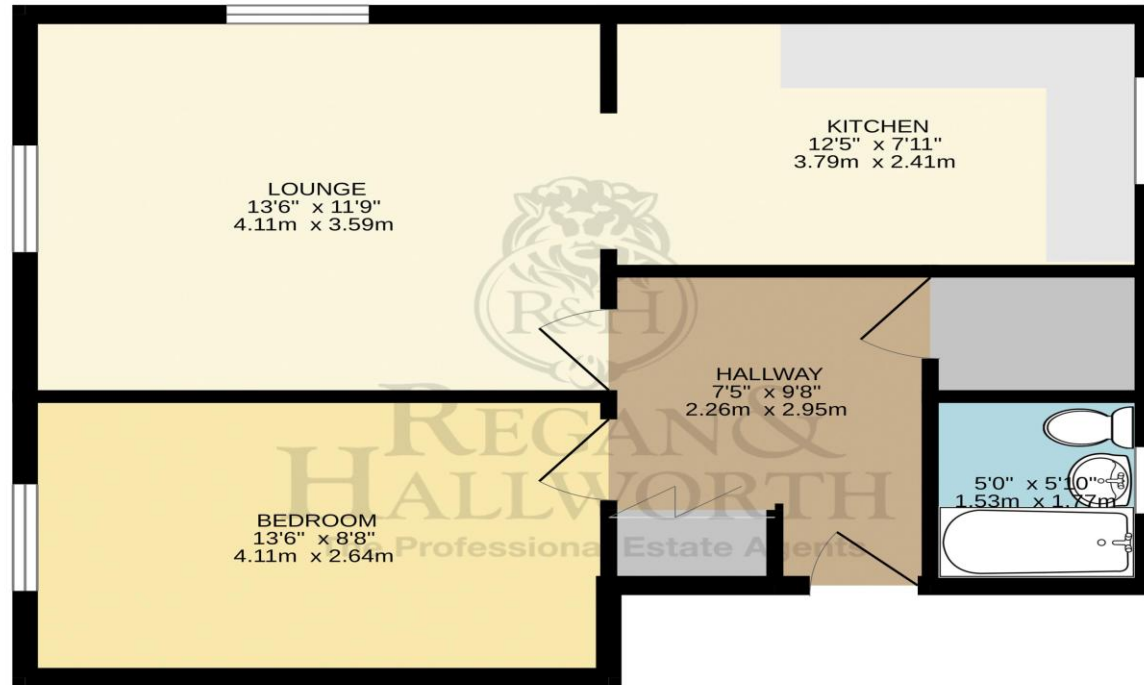
ATTENTION INVESTORS AND FIRST TIME BUYERS ! Are you on the lookout for a lucrative opportunity . Look no further than this first floor flat/maisonette . Key Features include freshly decorated accommodation offering a spacious bedroom, a modern fitted kitchen and bathroom, gas central heating and full double glazing. The energy rating is D ensuring the property is energy efficient. With a prime location close to local amenities, motorway & rail networks plus a reliable tenant sold in-situ, Beaumont Grove is truly worthy of your attention. Don't miss out on this exceptional investment opportunity—schedule a viewing today! Tenant paying £700 PCM with management fee currently just £22 PCM the property will provide a healthy yield of at least 9.2%. Lease Term is 125 Years From 9 September 1991





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GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

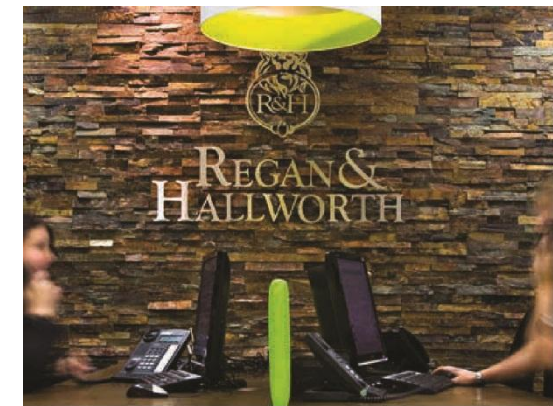


TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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