



£135,000 Region



- Two Bed First Floor Flat
- Investment, Let until February 2026!
- Well Presented - Light & Airy
- Off Street Parking
- Short Walk to City Centre & University
- Gas Central Heating & UPVC Double Glazed.



SPACIOUS FIRST FLOOR TWO BEDROOMED FLAT WITH OFF STREET PARKING - WITHIN EASY REACH TO THE UNIVERSITY AND CITY CENTRE. Being sold as an on-going concern, generating a monthly rent of £700 excluding utilities and let until 5th February 2026! An ideal well managed investment opportunity with immediate income on completion.

The accommodation comprises; communal entrance with hallway, L-shaped lounge, separate modern fitted kitchen, two double bedrooms, and a tiled bathroom and w.c. Gas centrally heated and UPVC double glazed.

The location provides excellent access to various local attractions and amenities, within easy reach of the City Centre and just a short walk to University buildings. To the outside there are well maintained grounds and some shared off street parking for residents.

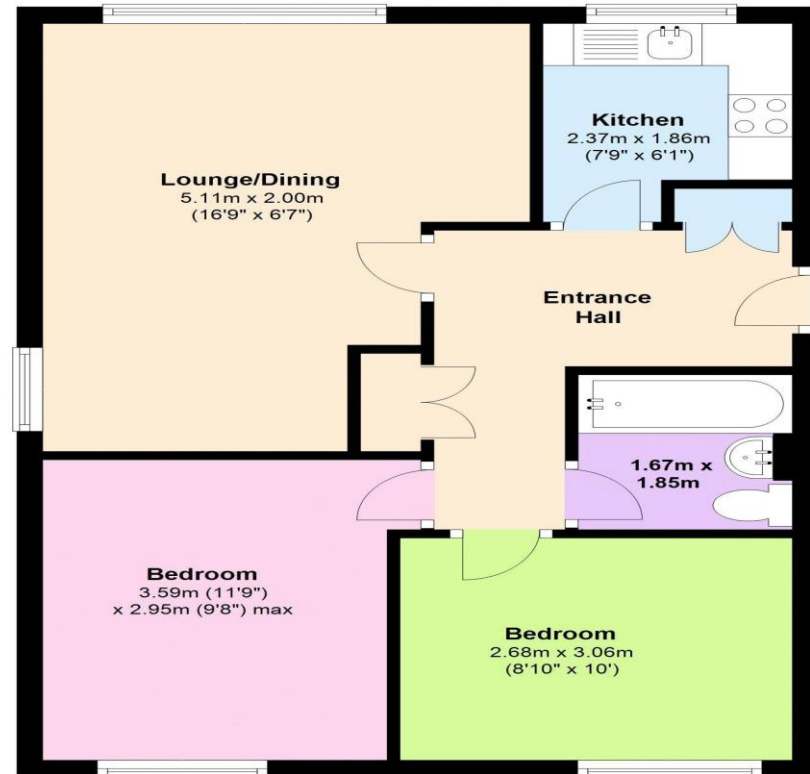
The service charge of £75 PCM and ground rent of £10 p/a make this an attractive economical purchase with a lease term of 125 years from 1989.





Floor Plan

Approx. 52.0 sq. metres (560.1 sq. feet)



Total area: approx. 52.0 sq. metres (560.1 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure	Leasehold
Council Tax Band	A
Possession	Sold Subject to existing tenancy

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract.
Intending purchasers must rely upon their own inspection of the property.

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