



Manifold Way, Wednesbury, WS10 0GB

£85,000



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\*INVESTMENT OPPORTUNITY\* \*SOLD WITH TENANT IN SITU\* \*EXPECTED £600 PCM\*

Paul Carr are delighted to bring to market this superbly presented one bedroom apartment in the sought after Wednesbury area.

An internal inspection reveals a welcoming hall, spacious double bedroom, bathroom, open plan lounge diner and kitchen. The property is situated close to easily accessible transport links, local shops and schools.

This presents an excellent investment opportunity and for more information or viewing arrangements please contact the office on 01922 701001.





### ***Agent's Note:***

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

## ***Property Specification***

FANTASTIC INVESTMENT OPPORTUNITY  
SOLD WITH TENANT IN SITU  
EXPECTED RENTAL £600 PCM  
SPACIOUS LOUNGE DINER  
KITCHEN

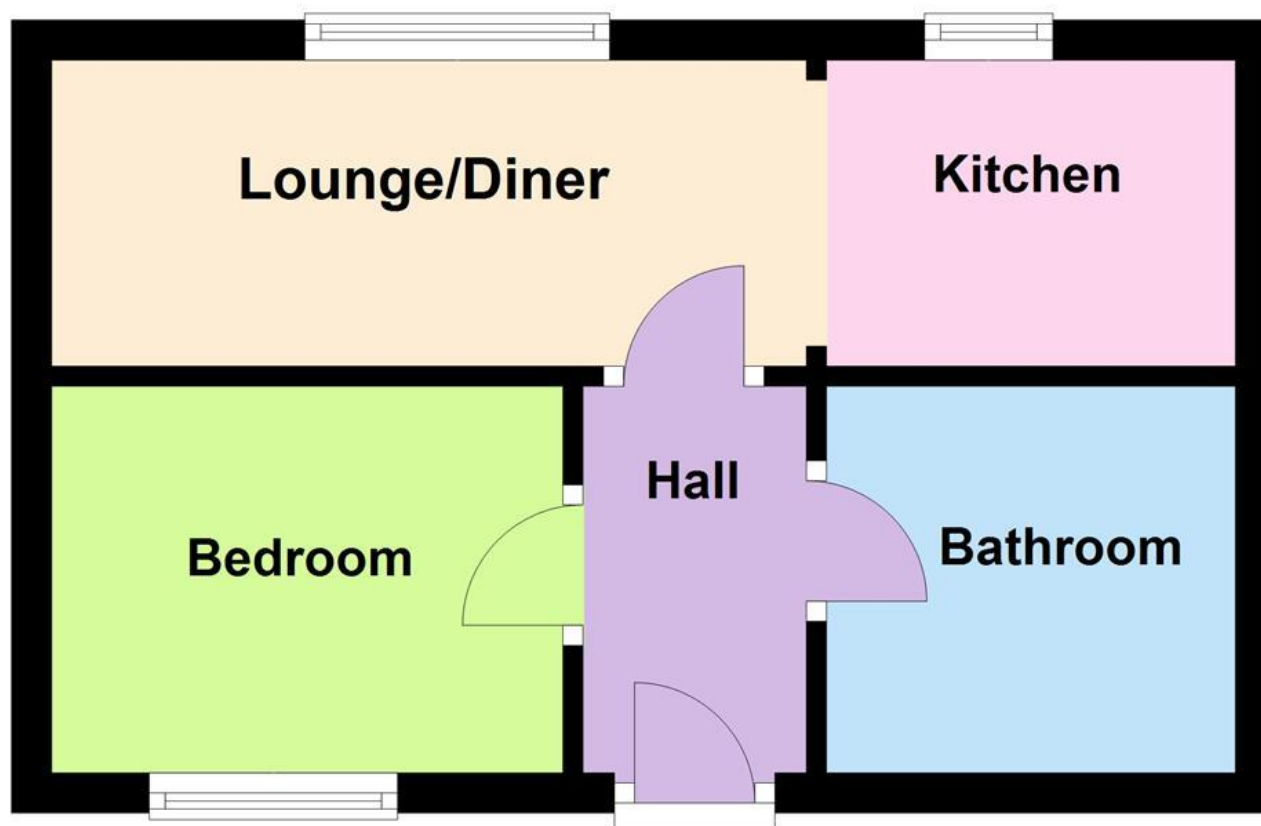
### ***Viewer's Note:***

Council tax band: A  
Tenure: Leasehold years remaining, lease from 2004 - 125 years  
Ground Rent: £100.00  
Service Charge: £942.50 (APPROX)

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC