

# PTN Estates

Residential Sales & Lettings



Flat 1 Oak Park Court, George

£60,000

FOR SALE WITH TENANT ON PERIODIC TENANCY PAYING £450 PCM  
CASH ONLY AS LOW LEASE OF 57 YEARS

Welcome to Oak Park Court on George Street in Wordsley! This charming ground floor flat boasts one double bedroom, a cosy lounge, and a convenient shower room. With the added comfort of gas central heating, this property offers a warm and inviting atmosphere.

Currently occupied by a tenant, this flat is an ideal investment opportunity for those looking to expand their property portfolio. The short lease may pose a challenge for obtaining a mortgage, but for the savvy investor, this could be a chance to secure a property with great potential.

Located in a desirable area, Oak Park Court provides easy access to local amenities and transport links, making it a convenient place to call home. Don't miss out on the opportunity to own this lovely flat in Wordsley - a perfect investment for the future!

Council Tax A

Current tenant has lived there 9 years, paying £450 PCM which was set February 2025

Ground Rent - £60 Per Annum  
Zero Service Charge  
57 Years Remaining on Lease

Lounge 2.75 x 4.85

Entered via a upvc double glazed entrance door, window to the front elevation, ceiling light point, gas central heating radiator, opening to kitchen and door through to inner hallway

Kitchen 1.69 x 3.03

Wall and base units, plumbing for washing machine, stainless steel sink, wall mounted boiler, window to the front elevation, ceiling light point, gas central heating radiator

Inner Hallway

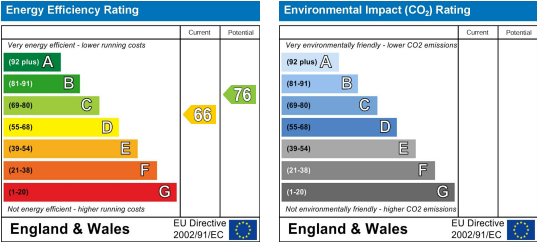
Two useful storage cupboards, door to bedroom and folding door to shower room

Shower Room 1.37 x 1.77

Corner shower cubicle, low flush wc, wash hand basin, ceiling light point.

Bedroom 3.40 x 2.71

Storage cupboard, gas central heating radiator, ceiling light point and window to the rear elevation



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.