

HOME  TRUTHS

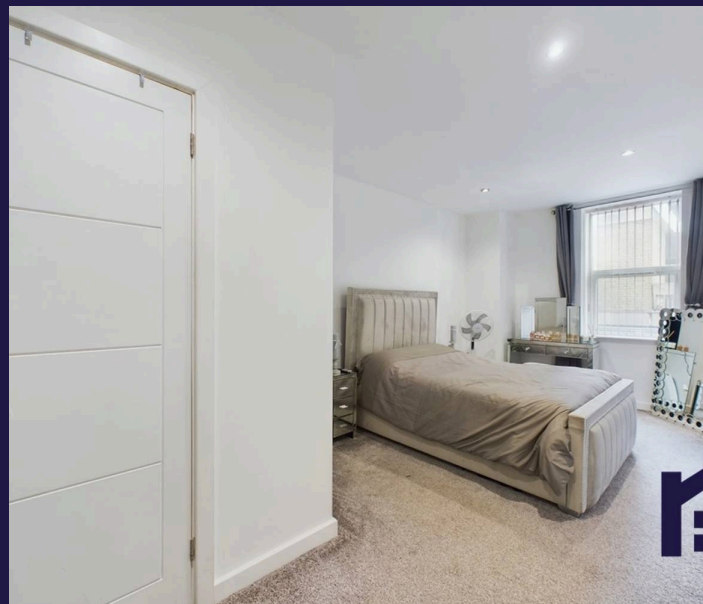
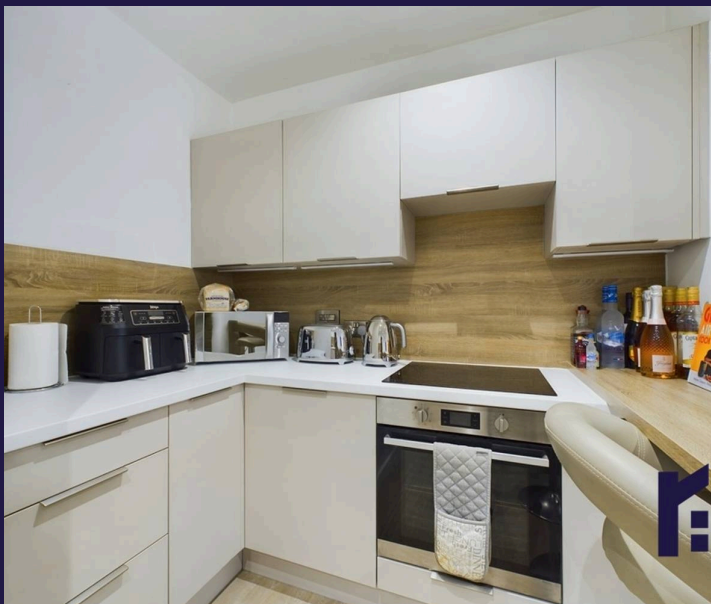
Sumner House, 29 St. Thomas's Road

PR7 1HP


£155,000



Located in the heart of the town within easy reach of all shops, amenities, primary transport routes and local employment, Sumner House has 43 apartments with only seven on the ground floor. This spacious ground floor apartment has two double bedrooms, two bathrooms and is elegantly presented. On the market with the current tenant in situ. The apartment has a designated and numbered parking space in the secure car park, and it is a short stroll from there to the foyer. Step into the apartment hallway with storage and utility cupboard plumbed for a washing machine. The living room has plenty of space for both dining and comfortable furniture and the kitchen comprises a range of wall and base units with electric hob, oven and grill and refrigerator, as well as a breakfast bar. Bedroom one benefits from en suite comprising mixer shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. Bedroom two is equally spacious and the main bathroom comprises L shaped bath with screen and mixer shower over, wc, wash hand basin and ladder heated towel rail. Currently generating a gross return of c 6% this apartment has been beautifully appointed and maintained by the current tenant and would make an excellent long term investment.



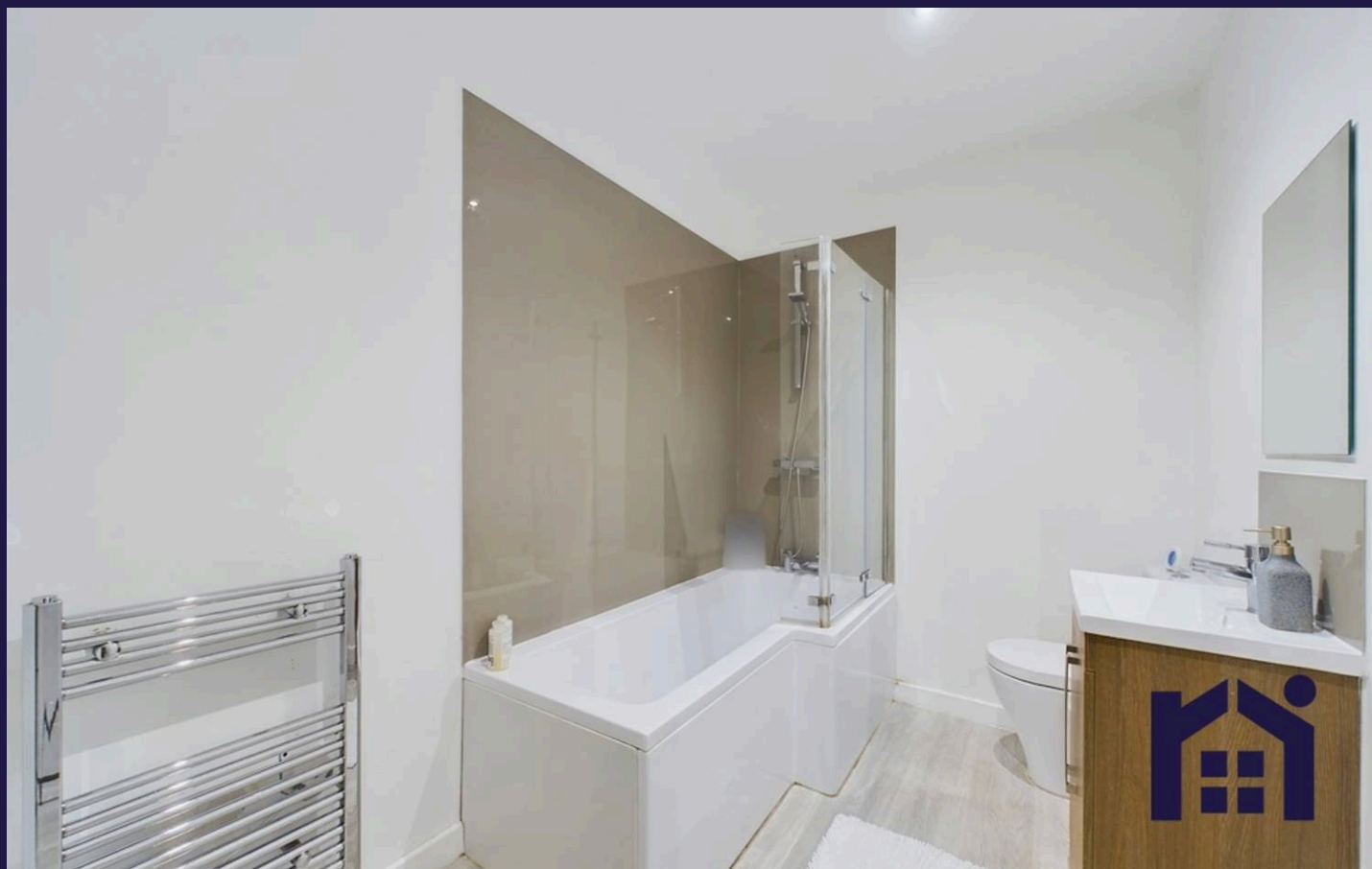
In the heart of the town within easy reach of all amenities this spacious ground floor apartment has two double bedrooms, two bathrooms and is elegantly presented. To be sold with the current tenant in situ.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Stylish ground floor apartment
- 780 square feet of accommodation
- Two double bedrooms
- Sold with tenant in situ
- Town centre location
- Virtual tour



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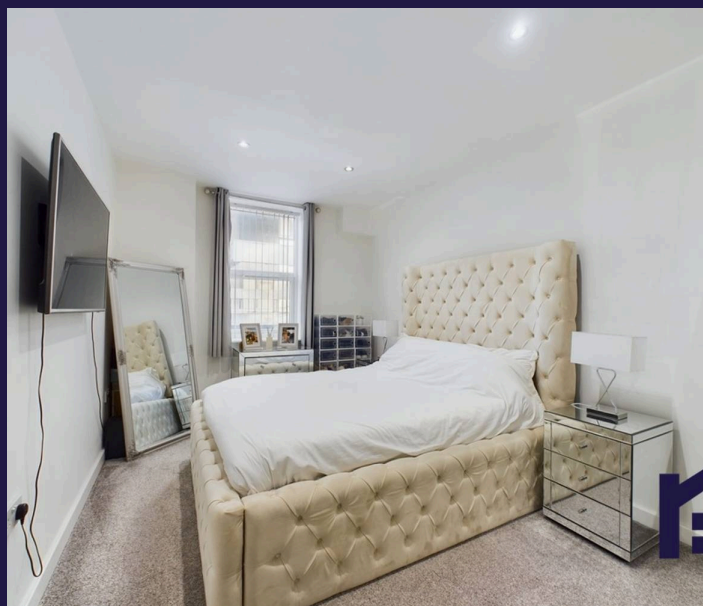
Ecclestone Branch

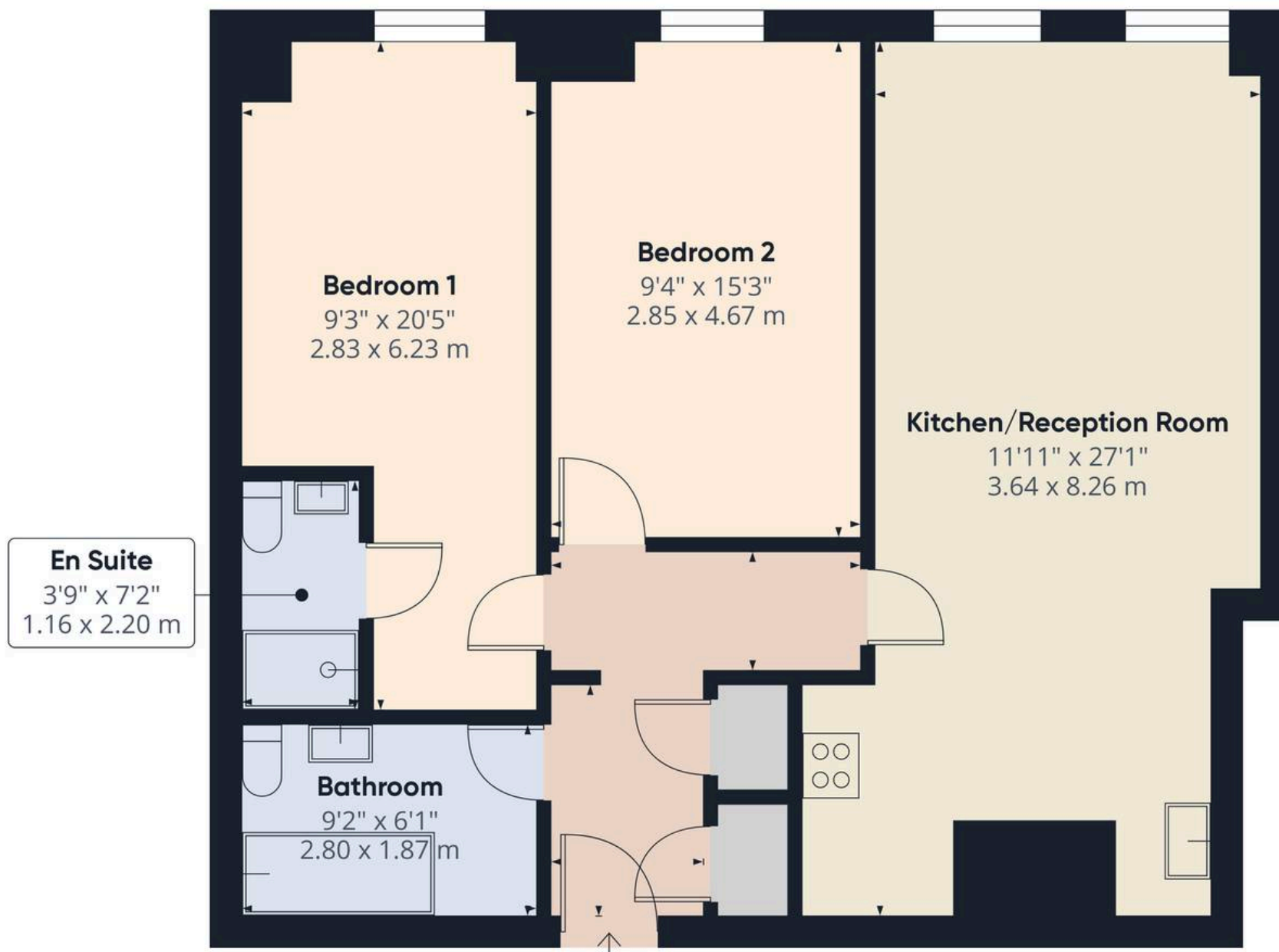
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01257 451673

Coppull Branch

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01257 794588

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Approximate total area⁽¹⁾

780.48 ft²

72.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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