

Because life is

PettyTM
Real

43 Victoria Apartments
Padiham
Burnley
BB12 8PX



For Sale

- Attention Investors - For Sale With Tenant In Situ.
- Large One Bedroom Apartment.
- Spacious Reception Area.
- Three Piece Bathroom Suite.
- Tidy Kitchen Space.

Asking Price £65,000

- Optional Off Road Parking Space.
- Second Floor Apartment.
- Situated In The Heart Of Padiham.
- Service Charge £90PCM | Ground Rent £50P/A.
- Leasehold | EPC Rating: C | Council Tax Band: A.



Attention Investors!

Petty Real are delighted to offer Victoria Apartments, Padiham — a fantastic investment opportunity with a tenant in situ generating £600 per calendar month (£7,200 per annum). Perfect for investors seeking a ready-made rental property with a strong yield and minimal hassle.

Situated on the second floor, this spacious one-bedroom apartment offers comfortable living in a well-maintained complex. Upon entering, you're welcomed by an entrance hall leading directly to a generously sized double bedroom, large enough to accommodate a variety of freestanding furniture such as wardrobes, bedside tables, and a desk. From here, you'll enjoy beautiful panoramic views over Padiham and the scenic Hambledon Hill beyond.

Across the hall lies a modern three-piece bathroom suite, featuring a bath with overhead shower, wash basin, and WC. The fitted kitchen sits adjacent, offering excellent counter space wrapping around three sides, with an integrated oven and electric hob on the far wall and a sink positioned conveniently near the entrance.

The reception room is bright and spacious, ideal for both relaxing and entertaining, with ample room for an L-shaped sofa, coffee table, and media unit. The apartment is heated via electric storage heaters, and while there is no gas supply, the property remains cost-efficient and low maintenance.

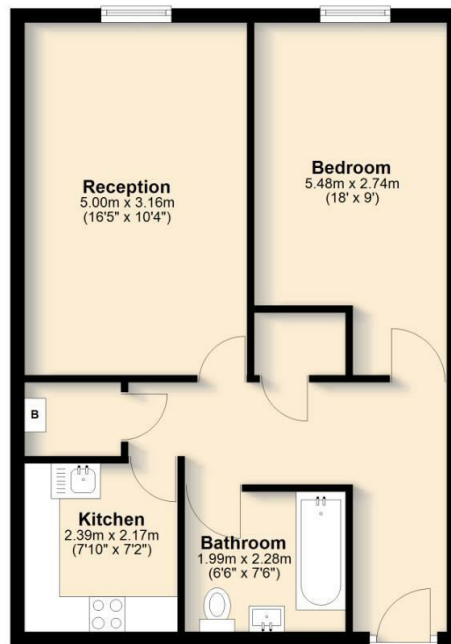
Externally, residents benefit from off-road parking located at the front of the complex.

Victoria Apartments occupies a prime position in the heart of Padiham, within easy reach of local shops, amenities, and highly regarded primary and secondary schools. With excellent transport links and all essentials close by, this property is ideal for tenants and investors alike.

Don't miss out on the chance to own a solid investment in one of the UK's happiest towns — book your viewing today!

Ground Floor

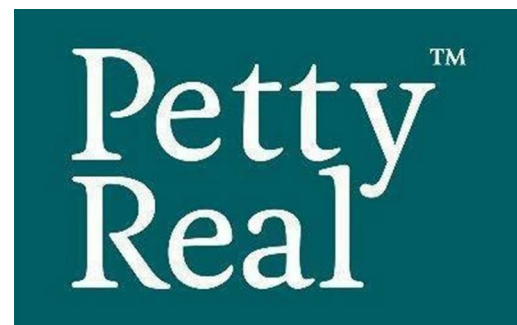
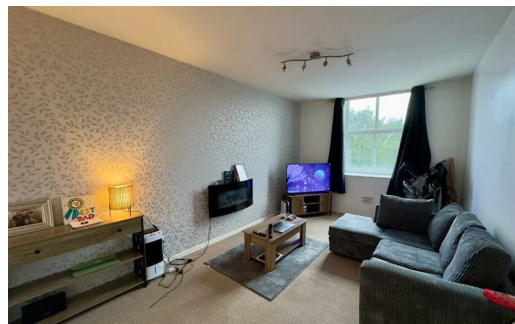
Approx. 51.7 sq. metres (556.6 sq. feet)



Total area: approx. 51.7 sq. metres (556.6 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Victoria Apartments, Padiham



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH
T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk