



For Sale

£99,950 Leasehold



- Modern Apartment Good Condition
- Excellent Buy to Let Opportunity
- Two Bedrooms
- Fitted Kitchen
- Early Enquiry Recommended

- Fitted Bathroom
- Parking Within Gated Development
- Currently Let at a low Rental £800
- PRICED TO SELL
- Conveniently Located for Hospital

**Bevan View**  
**Folly Lane, Warrington, WA5 0LQ**

# Property Description

Ashton and Grosvenor Estate Agents would like to introduce to the market place this Buy to Let opportunity which is a modern two bedroom apartment in good condition offering the full benefits of fitted kitchen, fitted bathroom, parking space within a gated development, en-suite to the main bedroom. An early enquiry is strongly recommended to take advantage of this excellent investment opportunity. The property is currently let at a low rental of £800 (£9,600 p.a)

## Location

Folly Lane is a convenient location to live being close to local shops, within easy reach of Warrington Hospital, Warrington Town Centre which offers a good range of shops, restaurants, public houses etc, and the area also offers regular public transport. Also the property is ideally situated for the busy commuter looking for good accessibility to the motorway networks.

### NOTES

150 years left from the 1st January 2006  
£175 Ground Rent per annum  
£150 Service Charge per month



## **Communal Entrance Hall**

Entrance via communal hallway with access to this ground floor apartment.

## **Entrance Hall**

Large walk-in built-in storage cupboard, cupboard housing hot water cylinder, telephone intercom system, laminated wood effect flooring, electric wall heater.

**Lounge/kitchen:** 21.75' x 10.83' (6.63m x 3.30m)

Measured maximum into width and length. Generous sized lounge/fitted kitchen area with a range of modern style eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit with mixer tap, built in oven and hob with extractor hood above and splashback, integrated washing machine and fridge freezer, concealed lighting, tile effect flooring to kitchen area and laminated wood effect flooring to lounge, electric wall heater, french double glazed doors leading from the reception area to outside.

**Bedroom 1 :** 14.17' x 9.12' (4.32m x 2.78m)

Double glazed windows to the side and rear elevation, laminated wood effect flooring, electric wall heater.

## **En-suite**

Fully tiled shower cubicle, pedestal wash hand basin with lever tap and tiled splashback, low level w.c with top flush, electric towel rail, double glazed window to the rear elevation.

**Bedroom 2:** 10.27' x 8.07' (3.13m x 2.46m)

Double glazed window to the rear elevation, electric wall heater, laminated wood effect flooring.

**Bathroom:** 6.86' x 6.79' (2.09m x 2.07m)

Fitted white bathroom suite comprising of panelled bath with mixer shower, pedestal wash hand basin with lever tap and tiled splashback, low level w.c with top flush, part tiled to walls, electric wall heater, concealed lighting, electric towel rail.

## **Externally**

The development provides gated parking and the property is allocated one parking space.

## **Disclaimer**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

## **Thinking of Selling**

Ashton & Grosvenor are an independent family owned Estate and Lettings agent. If you are considering selling and would like to know the value of your property we offer a FREE no obligation market appraisal. We can also assist with mortgages and investment advice on buy to let properties. For free impartial advice or to book a market appraisal please call us on 01244318115

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Ashton & Grosvenor give notice to anyone reading these particulars that:  
 (i) These particulars do not constitute part of an offer or contract. (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact. (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings. (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact. (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole