



Mill Pool Way

CW11 4BQ

£150,000



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STEPHENSON BROWNE

INVESTORS ONLY - TENANT IN SITU PAYING £725PCM UNTIL FEBRUARY 2025! Excellent investment opportunity! A modern ground floor apartment on the cusp of Sandbach Town Centre and all the desired local amenities and commuting links.

Very well presented accommodation throughout comprising of a long entrance hallway that provides access to all of the principal rooms. Generous open plan living room diner with multi aspect windows and open plan living set up with the kitchen, fully fitted with a range of modern wall and base units with work surfaces over. Two well proportioned bedrooms and a modern three piece bathroom suite with shower over the bath.

Parking externally and well maintained greenery surrounding the apartment complex.

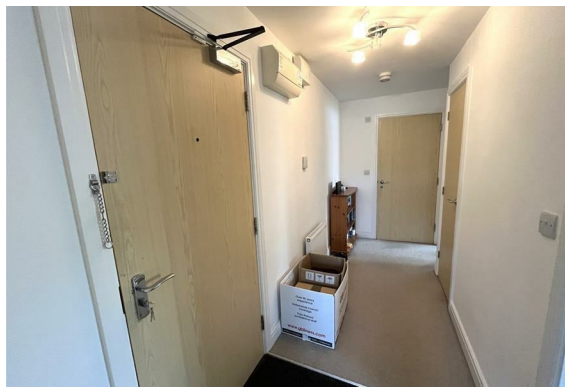
Please note that this property is for sale with a tenant in situ so is available to investors only. The current tenant is in contract until February 2025 and currently pays £725pcm.

Lease Details:

Lease length of 150 Years from 2010

Service Charge: £137.26 Per Month

Ground Rent: £250.00



Entrance Hallway

13'3" x 4'5"

Kitchen

11'3" x 6'2"

Living Room

13'5" max x 12'9"

Bedroom One

13'0" x 10'1"

Bedroom Two

9'4" x 7'7"

Bathroom

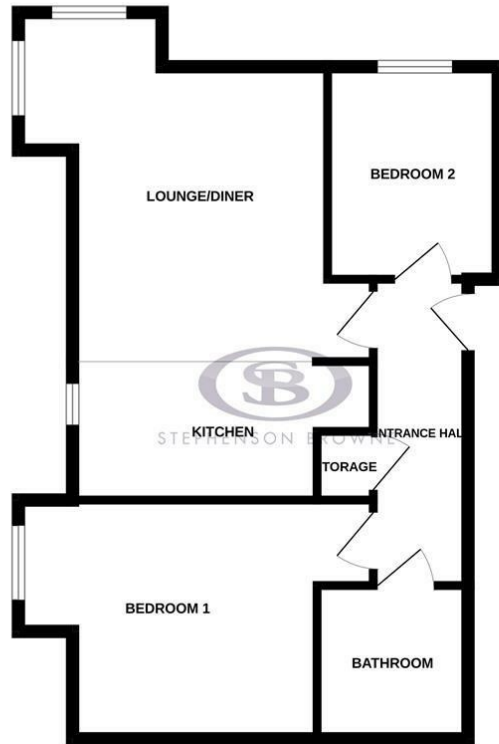
6'11" x 6'5"



- INVESTMENT OPPORTUNITY - TENANT
IN SITU PAYING £725pcm
- Ground Floor Apartment
- Two Spacious Bedrooms
- Open Plan Living
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off Road Parking
- Secure Communal Door Entry
- Doorstep of Town Centre and Local
Amenities
- Great for Commuting via M6 Motorway

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024.

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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