



STEPHENSON BROWNE

Elizabeth House, Scholars Court, Hartshill

ST4 7DW



O.I.R.O £110,000

Description

INVESTMENT PROPERTY - FOR SALE
WITH TENANTS IN SITU

Excellent INVESTMENT OPPORTUNITY!

A very well located second floor apartment, with two spacious bedrooms, a large open plan living room diner and kitchen with Juliet balcony overlooking green communal space and trees.

Allocated vehicle parking behind secure gated access, this is the perfect investment for landlords looking to start their investment journey or add to their portfolio.

The property opens from a central entrance hallway that curves from the side of the property, where doors to all of the principal rooms are found further to two large storage cupboards, one of which being a very useful utility cupboard. Two well sized double bedrooms, with the main bedroom being a huge double in size with a three piece en-suite shower room.

To the outside, the property sits within well maintained grounds with ample parking available for residents and visitors via secure electric gated entry and pedestrian access.

Currently achieves rental income of £875 pcm.

No onwards vendor chain.

Leasehold Details:

Length of Lease: 150 Years from
01/09/2003

Years Remaining: 129 Years

Ground Rent: £170 per annum

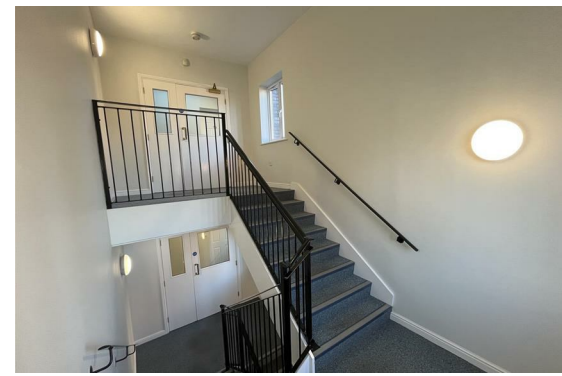
Service/Management Charges: £1,950.88
per annum





Viewing

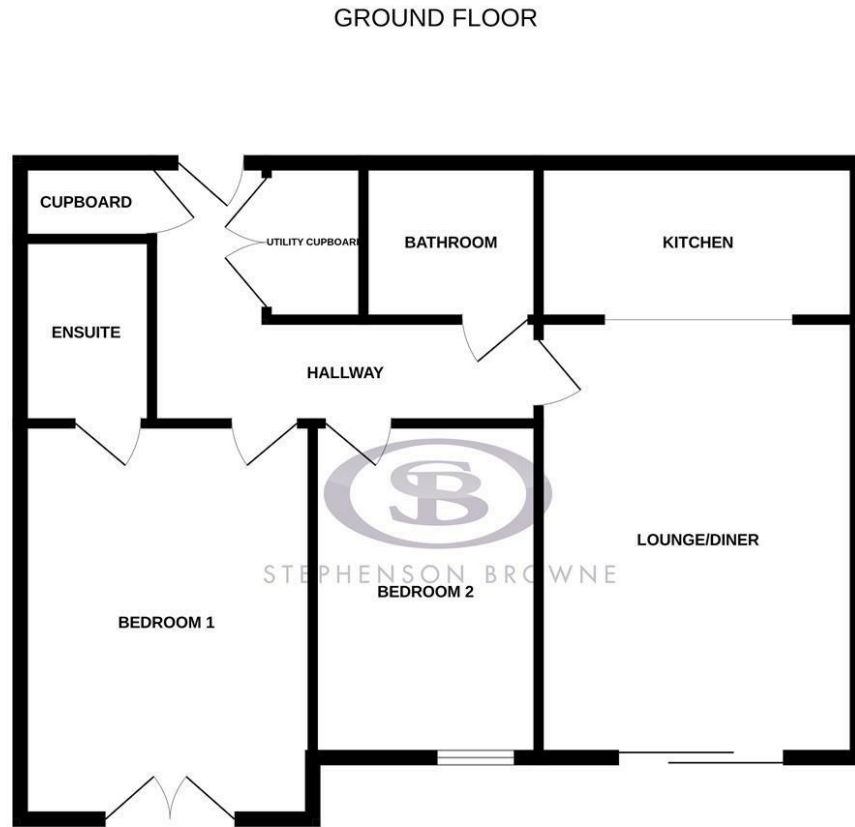
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



STEPHENSON BROWNE



Floorplans



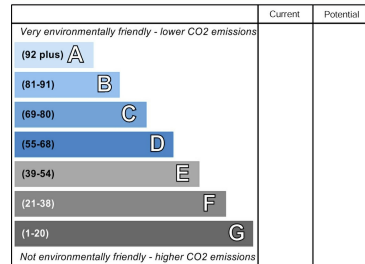
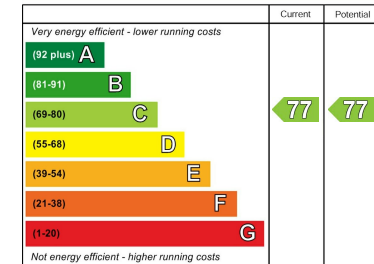
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



EPC Rating

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



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www.stephensonbrowne.co.uk