

FOR SALE



Marshalls Court, Spring Gardens

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £61,000



Marshalls Court, Spring Gardens

2 Bedrooms, 1 Bathroom

Offers In Excess Of £61,000

- Investment Property
- Off-Road Parking
- Close To All Amenities
- Double Bedroom
- *****NO Onward Chain*****

*****NO ONWARD CHAIN*** | TWO-BEDROOM APARTMENT WITH SITTING TENANT | £550 PCM RENTAL INCOME | PARKING**

Martin & Co are delighted to offer to the market this well-positioned two-bedroom apartment, currently let to a sitting tenant producing a rental income of £550 per calendar month, making the property an appealing proposition for investors seeking an established rental investment.

The accommodation briefly comprises a kitchen/lounge/diner, providing a practical open-plan living space, together with two double bedrooms and a family bathroom.

The property also benefits from rear parking, adding further practicality for both tenants and future occupiers.

Situated within Marshalls Court on Spring Gardens, the apartment is conveniently located for Gainsborough town centre and a range of everyday amenities, with local shops, schools, medical facilities and transport links all readily accessible.

For an investor, the property offers the attraction of an existing tenancy and established rental income from day one, whilst the two-bedroom configuration and convenient location should continue to provide broad appeal within the local rental market.

Key Features:

Two-bedroom apartment
Sitting tenant in situ
Current rental income of £550 PCM
Kitchen/lounge/diner
Two double bedrooms





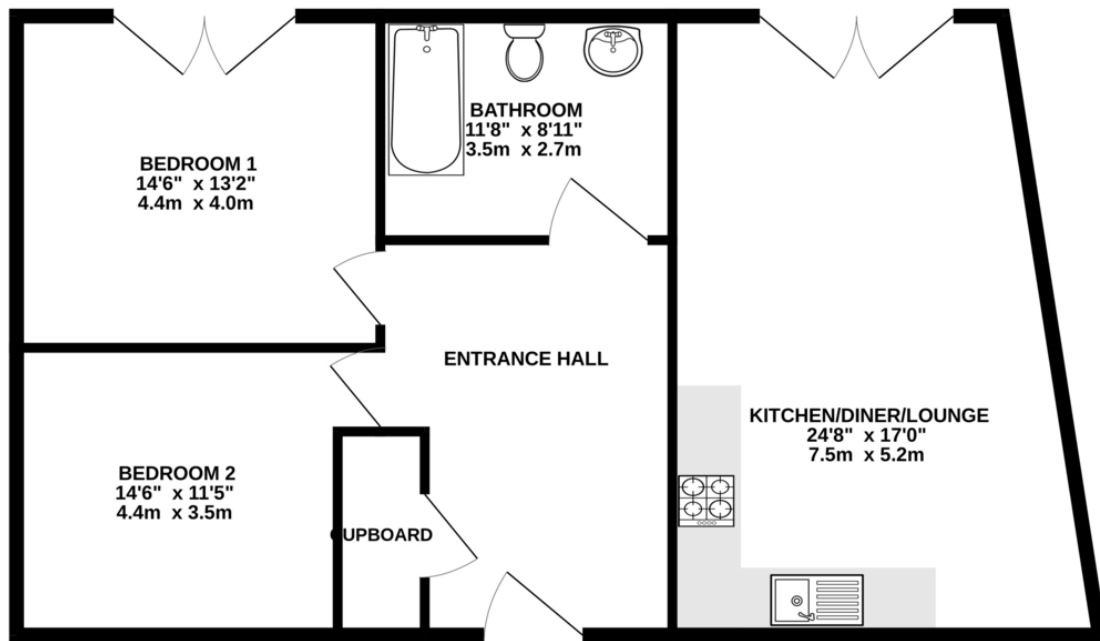
Family bathroom
Rear parking
Convenient Gainsborough location
Close to local amenities, schools and medical facilities
Attractive investment opportunity

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT



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GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.