Sugdens
Sales & Lettings



The Old Pump House, 2 Albert Road, Queensbury,

Asking Price £349,950

*** ATTENTION INVESTORS/SPECULATORS!! *** APARTMENT BLOCK * SIX APARTMENTS *
* CLOSE TO AMENITIES * TWO PARKING SPACES *
An excellent opportunity has arisen for an Investor to purchase this apartment block of six modern tenanted apartments. Consisting of five one bedroom apartments and one two bedroom apartment, the properties are located in the heart of Queensbury Village and within walking distance amenities shops and bus routes.
Set over three floors the site is part let to individual short hold tenancies at various stages and full details are available at request.
The site also benefits from private parking for two vehicles.
This property would be of particular interest to investors or housing companies/organisations and early viewing is advised.







Communal Entrance

Apartment One
Open plan lounge/kitchen, one bedroom and a bathroom.

Apartment Two
Open plan lounge/kitchen, bedroom and bathroom.

First Floor

Apartment Three
Open plan lounge/kitchen, bedroom and bathroom.

Apartment Four
Open plan lounge/kitchen, bedroom and bathroom.

Second Floor

Apartment Five
Open plan lounge/kitchen, bedroom and bathroom.

Apartment Six
Open plan lounge/kitchen, bedroom, bathroom and mezzanine bedroom.

Exterior
To the outside there are three parking spaces.

Directions
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644 and the property will be seen displayed via our For Sale board.

TENURE
TBC

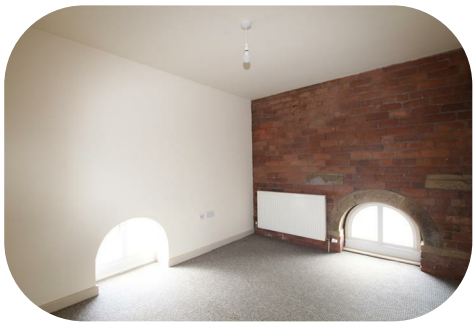
Council Tax Band
Each of the apartments are listed as Council Tax Band A.

PLEASE NOTE
Photos shown are of various apartments and are shown for illustrative purposes only.



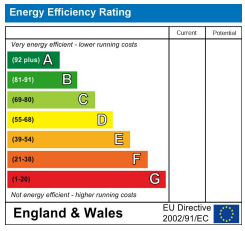


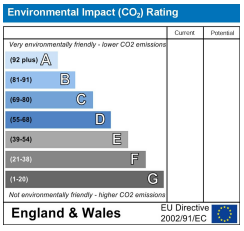






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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