



Scholars Court  
Hartshill



O.I.R.O £110,000



56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734





# 40 Elizabeth House Scholars Court Hartshill ST4 7DW

## 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



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Entrance Hall  
9'11" x 4'1" entry 14'8" x 3'7" hall (3.04 x 1.26 entry  
4.48 x 1.10 hall)

Living Room 16'9" x 12'2" (5.11 x 3.71)

Kitchen 12'0" x 6'0" (3.68 x 1.83)

Bedroom One 15'2" x 11'1" (4.64 x 3.40)

Bedroom One En-Suite 7'1" x 5'0" (2.17 x 1.53)

Bedroom Two 12'7" x 8'6" (3.85 x 2.60)

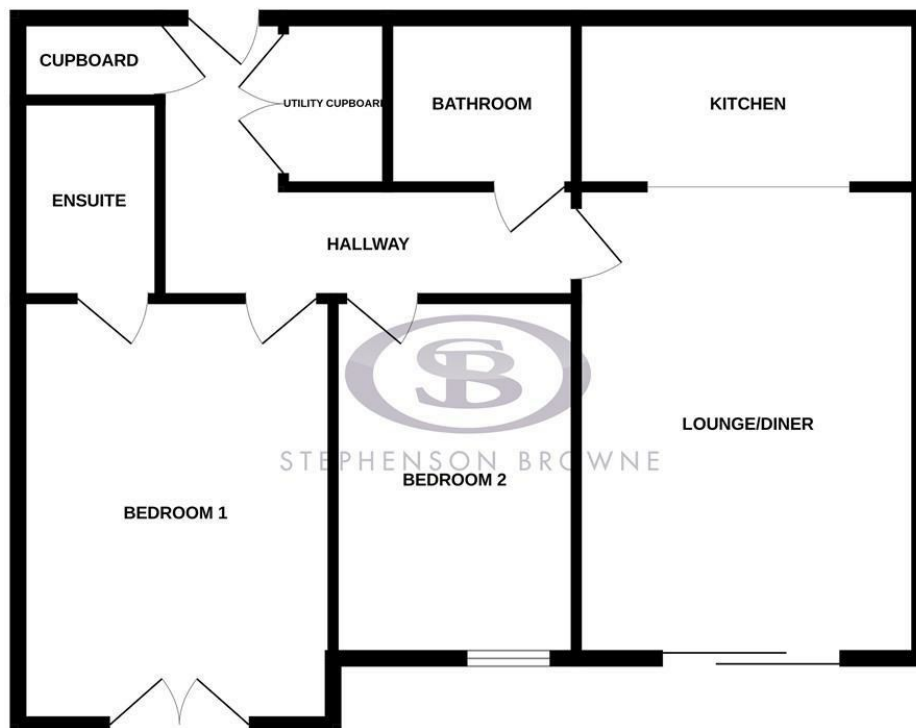
Bathroom 6'7" x 5'11" (2.01 x 1.82)

AML Disclosure





## 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.  
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# Stephenson Browne Estate Agents

**Newcastle**  
56 Merrial Street, Newcastle under Lyme  
Staffordshire, ST5 2AJ  
Tel: 01782 625734

**Sandbach**  
38 High Street, Sandbach  
Cheshire, CW11 1AN  
Tel: 01270 763200

**Alsager**  
13 Crewe Road, Alsager  
Stoke on Trent, ST7 2EW  
Tel: 01270 883130

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