



Flats 11-22 Villa Melita | Blythe Bridge | Stoke-on-Trent | ST11 9HL      £840,000

**INVESTMENT OPPORTUNITY, 12 FLATS WITH PARKING AND BLOCK OF 7 GARAGES.**

This is a fantastic opportunity to acquire twelve well presented and spacious one bedroom flats within a popular and sought after residential location. The flats are set within a purpose built three storey property with two entrances, car parking to the front and a well maintained communal garden to the rear.

All twelve of the flats are currently let with a combined annual return of £72,000 with potential for growth (further details are available on request)



## Property Description

This is a fantastic opportunity to acquire twelve well presented and spacious one bedroom flats within a popular and sought after residential location.

The flats are set within a purpose built three storey property with two entrances, car parking to the front and a well maintained communal garden to the rear.

All twelve of the flats are currently let on assured shorthold tenancies with a combined annual return of £72,000 with potential for growth (further details are available on request)

Each of the flats comprise of an entrance hall, lounge/diner, kitchen, double bedroom, bathroom and balcony or patio overlooking the rear garden. The block of seven garages are to the front of the building with the car park.

### SERVICES

Mains water, electricity and drainage services are connected to the property. Gas is available to the flats, subject to the necessary fitting and connection charges. All interested parties are advised to make their own enquiries.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

## Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31

## Tenure

Freehold

## Council Tax Band

Each of the flats are listed as Band A

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

[www.louistaylor.co.uk](http://www.louistaylor.co.uk)

[newcastle@louis-taylor.co.uk](mailto:newcastle@louis-taylor.co.uk)

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements