

Gordon Crescent, Brierley Hill, DY5 1HS

£120,000

Council Tax Band: A



#### INVESTMENT OPPORTUNITY – TENANTED AT £700 PCM

Located in the popular Gordon Crescent, Brierley Hill, this well maintained ground floor one bedroom apartment offers a ready made, income producing investment with consistently strong rental demand. Built in 1975, the layout is practical, easy to manage, and ideal for long term rental use.

#### Key Investment Highlights:

- Tenanted at £700 PCM
- 140 year long lease
- Peppercorn Service Charge: £0
- Peppercorn Ground Rent: £0
- Low maintenance, fully electric property
- Strong rental location with proven demand

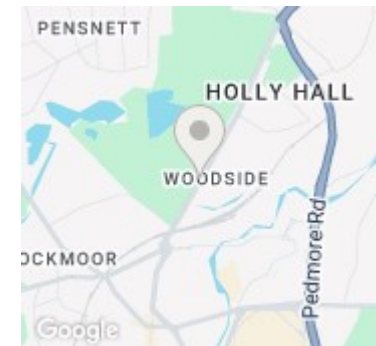
Spanning 517 sq. ft., the property is presented in very good condition and is currently occupied by a reliable tenant, providing immediate rental income from completion.

The apartment benefits from double glazed windows and fully electric heating, ensuring low maintenance, energy efficiency, and long term appeal to renters. Excellent transport links and close proximity to local amenities further support ongoing tenant demand. Internally, the accommodation includes: Porch, modern spacious living room, large fitted kitchen, contemporary shower room and a generous double bedroom.

Room sizes to follow



Open House Birmingham North West



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	