

FOR SALE

MARTIN&CO



Furleys Wharf, Gainsborough

2 Bedrooms, 1 Bathroom, Apartment

Offers In Region Of £69,995

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2 Bedrooms, 1 Bathroom

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- Producing £650 PCM (£7,800 per annum)
- Two-bedroom second-floor apartment
- Residents' off-road parking
- Spacious lounge/dining room
- Walking distance to Gainsborough town centre

Martin & Co are delighted to present this two-bedroom apartment, situated within the popular Furleys Wharf development and offered to the market with a tenant currently in situ, producing an immediate rental income of £650 PCM (£7,800 per annum), making it an ideal addition to any buy-to-let portfolio.

Conveniently located within walking distance of Gainsborough town centre, the property enjoys easy access to a wide range of local amenities, including shops, supermarkets, schools, healthcare facilities and transport links. The picturesque River Trent is also just moments away, offering pleasant riverside walks and open green spaces to enjoy.

The accommodation briefly comprises an entrance hall, a spacious lounge/dining area, a fitted kitchen, two well-proportioned bedrooms and a modern family bathroom.

Externally, the development benefits from residents' off-road parking, providing added convenience.



Lease information (provided by the vendor) includes approximately 102 years remaining, with a service charge of approximately £1,687.97 per annum and a ground rent of £50 per annum. Interested parties are advised to ask their legal representative to verify these figures during the conveyancing process.

Whether you're an experienced landlord or looking to expand your investment portfolio, this is an excellent opportunity to acquire a well-located apartment with an established tenant and an immediate rental return.





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Martin & Co Gainsborough

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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.