

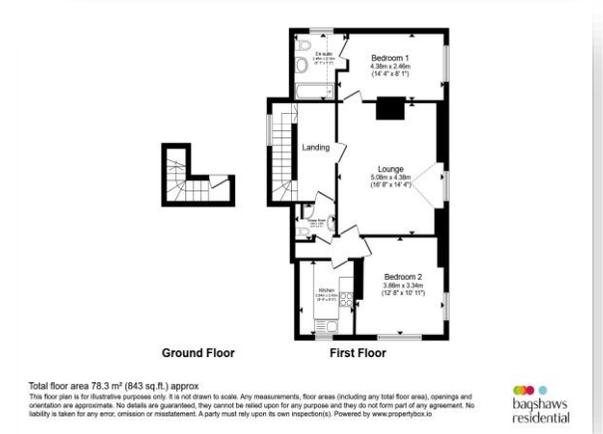


Hedley House, High Street, Uttoxeter. ST14 7HN

welcome to

Hedley House, High Street, Uttoxeter

Bagshaws Residential offer this upper floor Grade II Listed two bedroom with EN SUITE & SHOWER ROOM flat for sale with TENANT IN SITU 6.7% current gross annual yield making this an ideal immediate investment property, being centrally situated with direct access to a good range of amenities.



Access to the property is gained via:

Communal Entrance Door:

With staircase leading to:

Flat Entrance Door:

Leading into:

Hallway:

With doors off to:

Lounge:

16' 8" x 14' (5.08m x 4.27m)

With single glazed sash window to the front elevation; feature cast iron fire surround; central heating radiator.

Kitchen:

9' 4" x 8' (2.84m x 2.44m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base and wall units; work surface; integrated electric oven with gas hob and cooker hood over; tiling; wall mounted central heating boiler.

Inner Lobby Area:

With plumbing for washing machine.

Bedroom One:

14' 11" x 8' 1" (4.55m x 2.46m)

With single glazed window to the front elevation; central heating radiator; feature cast iron fireplace; door leading into:

En Suite:

With single glazed window to the side elevation; bath having mixer taps; wash hand basin; w.c.; ceiling spot lights; complementary tiling; heated towel rail.

Bedroom Two:

12' 8" x 9' 5" excluding the alcove (3.86m x 2.87m excluding the alcove)

With single glazed windows to the front and side elevations; central heating radiator; feature cast iron fireplace.

Shower Room:

With shower cubicle having wall mounted shower; wash hand basin; w.c.; complementary tiling; heated towel rail.

Outside:

One car parking space.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR109987



welcome to

Hedley House High Street, Uttoxeter

- deal INVESTMENT PROPERTY - Tenant in Situ
- 6.7% Current Gross Annual Yield
- Two Bedrooms. EN SUITE and Bathroom
- Lounge. Kitchen
- One Car Parking Space

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 319.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR109987](https://www.bagshawsresidential.co.uk/Property/UTR109987)



Property Ref:
UTR109987 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)