



## MILTHORP APARTMENTS POOL ROAD OTLEY, LS21 1GG

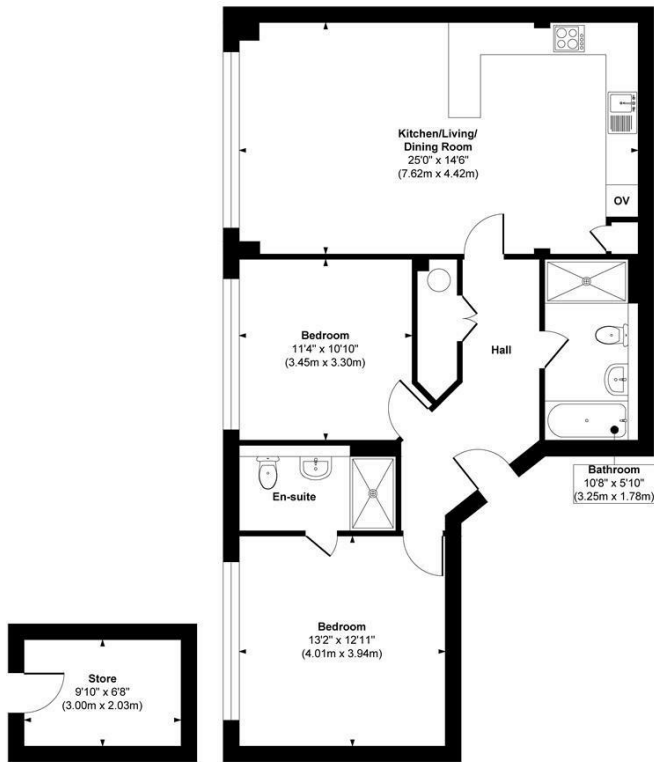
£325,000  
LEASEHOLD

Welcome to Milthorp... A gated development of stunning riverside Apartments, which boasts high specification, allocated parking, and secure basement storage. Final apartments remaining, ready for immediate occupancy!

\*THIS IS AN INVESTMENT OPPORTUNITY FOR INVESTOR LANDLORDS - A TENANT IS CURRENTLY IN SITU, WITH THE PROPERTY EARNING EXCELLENT YIELD\*

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**Outbuilding**  
Approximate Floor Area  
65 sq. ft  
(6.03 sq. m)

**Floor Plan**  
Approximate Floor Area  
915 sq. ft  
(85.00 sq. m)

**Approx. Gross Internal Floor Area 980 sq. ft / 91.03 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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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>71</b>	<b>71</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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