

2 Bedroom Apartment for Sale - Offers Over £130,000

Kay Brow, Ramsbottom, BL0 9AY



KEY FEATURES

- FIRST FLOOR APARTMENT • FANTASTIC INVESTMENT OPPORTUNITY • SOLD WITH TENANT IN SITU • WELL PRESENTED THROUGHOUT • WALKING DISTANCE TO VILLAGE CENTRE • ELECTRIC HEATING THROUGHOUT • DOUBLE GLAZING • ON SITE PARKING • COMMUNAL GARDENS • VIEWING STRICTLY BY APPOINTMENT

Description

**** A FIRST FLOOR FLAT IN GOOD CONDITION THROUGHOUT. SOLD WITH CURRENT TENANT IN SITU PROVIDING A FANTASTIC INVESTMENT OPPORTUNITY IN THE HEART OF RAMSBOTTOM ****

Are you a landlord looking to for an excellent opportunity to increase your portfolio?

This neatly presented first floor flat is being offered to the sales market with the current long term tenant in situ. Providing a 5% rental yield with scope for further additional return, the property is one not to be missed.

Presented as a good standard throughout and placed within pleasant and well kept communal grounds, this easily maintained property benefits from on site parking.

The internal accommodation comprises of two good sized bedrooms, living/dining room area with access to bay window and opening doors with a Juliette balcony, fully fitted kitchen, and main bathroom with three piece white suite. Located within a five minute walk of Ramsbottom centre and its fantastic amenities for any age group, this well placed property will always prove popular with tenants looking to reside in the centre of the village.

The property has an EPC rating of C.

Viewings strictly through our offices please on 01204 88 2368.

Accommodation:

Entrance Hallway

Lounge/Dining Room: 17'5 x 11'9 (5.31 x 3.58m)

Kitchen: 8'7 x 6'3 (2.62m x 1.91m)

Bedroom 1: 12'6 x 8'3 (3.81m x 2.51m)

Bedroom 2: 12'6 x 6'3 (3.81 x 1.91)

Bathroom: 8'8 x 6'2 (2.64m x 1.88m)

Fixtures and Fittings

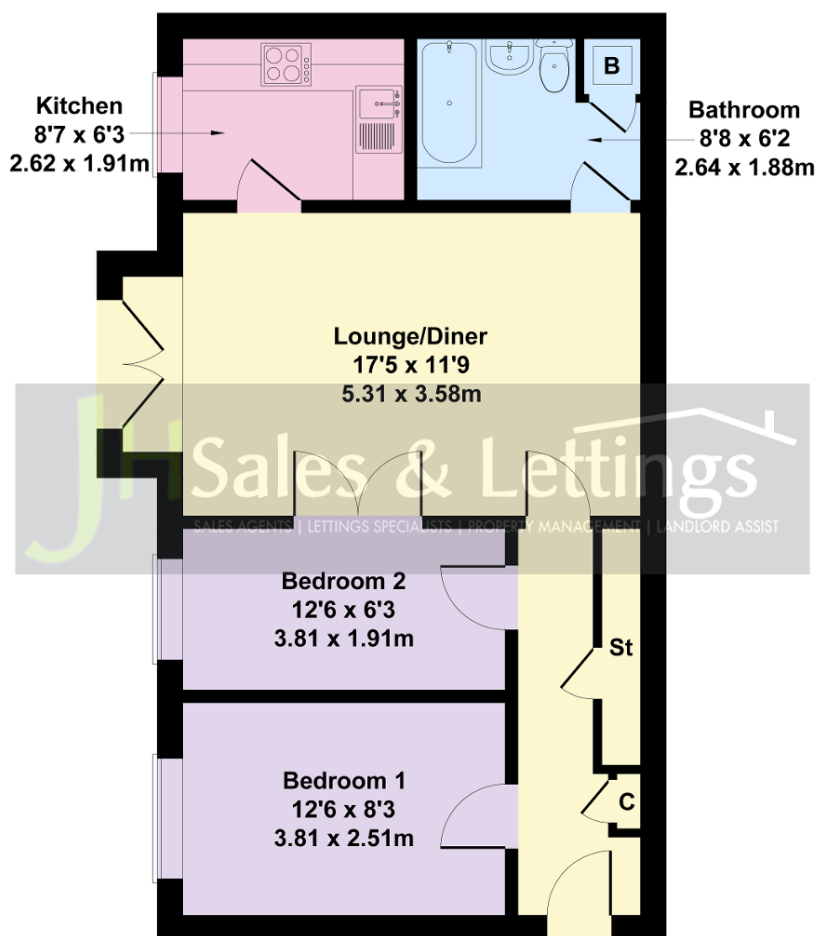
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.





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Approximate Gross Internal Area
619 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		