

1 Bedroom Flat for Sale - £57,950

Walmersley road, Bury, Lancs, BL9 6LL



KEY FEATURES

- RENTAL INVESTMENT OPPORTUNITY • FIRST FLOOR APARTMENT • ONE BEDROOM • OPEN PLAN LOUNGE/DINING/KITCHEN • WALKING DISTANCE TO BURY TOWN CENTRE • COMMUNAL HALLWAYS • FINISHING TOUCHES REQUIRED • POTENTIAL YIELD OF 9% • SOLD WITH VACANT POSSESSION

Description

**** AN OPPORTUNITY TO ADD TO A RENTAL PORTFOLIO. FIRST FLOOR ONE BEDROOMED FLAT WITH A POTENTIAL 9% YIELD ****

We are pleased to offer for sale this first floor, one bedroomed flat that offers any landlord looking to add to their rental portfolio (with necessary improvements), a potential yield of 9% and above.

The property is situated within a large converted property and within walking distance of Bury Town Centre and its amenities, with access to links for onward travel and the motorway network.

The property required finishing touches for prospective tenants but has the benefit of newly fitted carpets throughout. Improvement recommendations to refer to, are detailed on the Energy Performance Certificate, required to bring the property to the rental market.

With communal hallways, the property accommodation comprises of entrance hallway, double bedroom with storage, open plan lounge/dining and kitchen area with a range of wall and base units, and a main three piece bathroom suite.

The property is fitted with gas wall heaters.

The property is available with vacant possession and viewing can be arranged by contacting our Tottington office on 01204 88 2368.

ACCOMMODATION:

Lounge/Dining/Kitchen: 15'2 x 12'10 (4.62 x 3.91m)

Bedroom 1: 12'1 x 11'11 (3.69 x 3.62m)

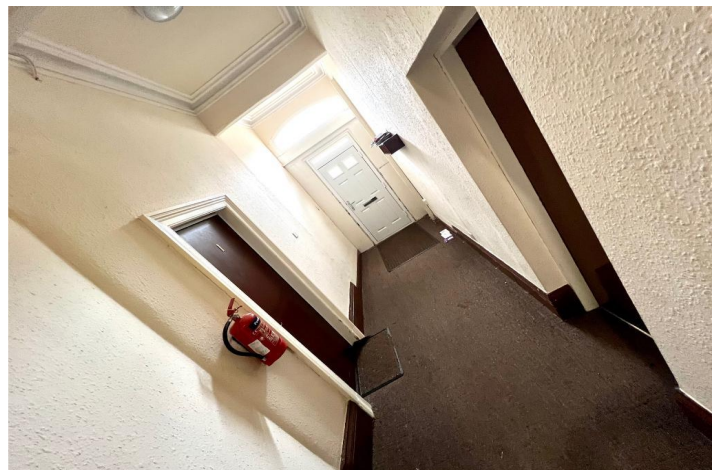
Bathroom: 8'1 x 6'4 (2.47 x 1.92m)

Ground rent - £25 per annum

Monthly management fee - £30 per month

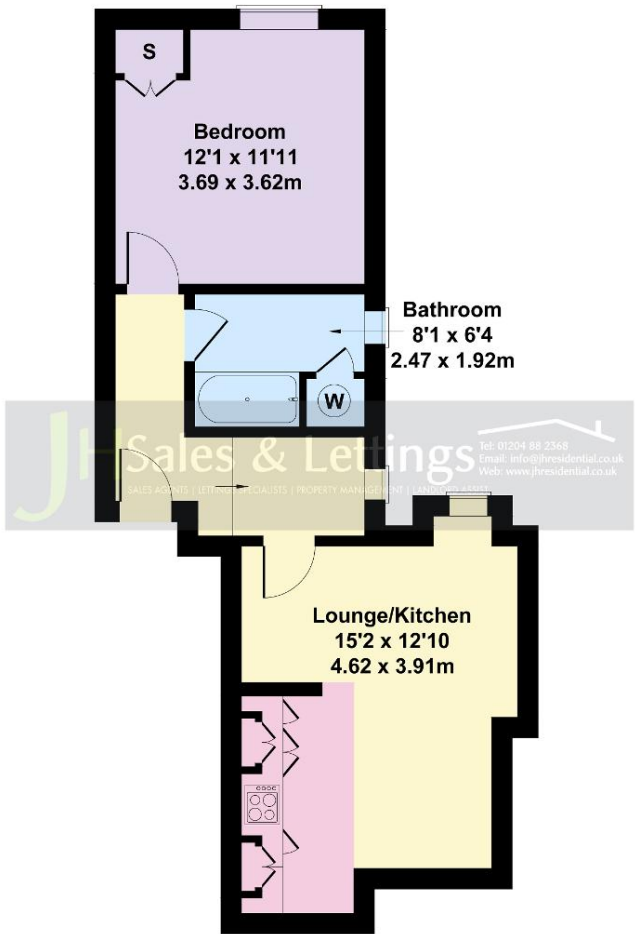
Fixtures and Fittings

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.



Flat 4, 196 Walmersley Road

Approximate Gross Internal Area
495 sq ft - 46 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	33 F	
1-20	G		