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## 2 x Freehold Flats BTL Investment



*For Sale*

REF: AAA001380

FREEHOLD

£575,000

- BTL Freehold Investment
- Ground Floor 2 Bed Flat
- Lounge, Fitted Kitchen
- Garden with Outbuilding
- Part DG and Gas Central

- Conservatory
- First Floor 1 Bed with Loft Room
- Shower Room
- Lounge, Fitted Kitchen
- Full DG and Gas Central Heating



**BTL INVESTMENT. 2 FLATS FREEHOLD!** We would like to offer this freehold flat investment which consists of a ground floor two bedroom flat and a first floor 1 bedroom flat with loft room.

**Ground Floor Flat -** Consists of two bedrooms, lounge, large fitted kitchen, shower room, store room and conservatory. It also benefits from rear garden, brick built out building, part double glazed throughout and gas central heating (untested).

**First Floor Flat -** Consists of one bedroom with loft room, lounge, fitted kitchen, and shower room. The property also benefits from double glazed windows throughout and gas central heating (untested).



### The Accommodation Comprises:

#### **Ground Floor Flat -**

Ground Floor Flat - Consists of two bedrooms, lounge, large fitted kitchen, shower room, store room and conservatory. It also benefits from rear garden, brick built out building, part double glazed throughout and gas central heating (untested).

#### **Reception - 4.08m (13'5") into bay x 3.58m (11'9")**

Double bay window to front, radiator, fitted carpet flooring, telephone point(s), TV point(s), power point(s) with fluorescent strip lighting

#### **Bedroom - 3.56m (11'8") x 2.94m (9'8")**

Radiator, fitted carpet flooring, power point(s), coving to ceiling with fluorescent strip lighting

#### **Kitchen - 4.94m (16'3") x 2.85m (9'4")**

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, glazed display units, display shelves, stainless steel sink with single drainer and mixer tap, space for fridge/freezer and washing machine, built-in double oven, built-in four ring gas hob with extractor hood over, vinyl flooring, power point(s), decorative coving to ceiling with fluorescent strip lighting, double glazed sliding door to Store Room

#### **Shower Room -**

Fitted with three piece suite with tiled shower area, pedestal wash hand basin with mixer tap, full height ceramic tiling to all walls and mirror and WC, single glazed window to side, tiled flooring, ceiling with ceiling light.

#### **Bedroom 2 - 4.30m (14'1") x 2.75m (9')**

Fitted carpet flooring, power point(s), coving to ceiling with fluorescent strip lighting

#### **Store Room -**

#### **Garden and Outbuilding -**

Paved Garden with brick built outbuilding

#### **Conservatory -**



First Floor Flat -

First Floor Flat - Consists of one bedroom with loft room, lounge, fitted kitchen, and shower room. The property also benefits from double glazed windows throughout and gas central heating (untested).

Landing -

Fitted carpet flooring, dado rail, ceiling with pendant light, carpeted stairs first floor landing with spindles.

Lounge - 4.62m (15'2") x 4.10m (13'5") into bay

Double glazed bay window to front, double glazed window to front, radiator, fitted carpet flooring, power point(s), coving to ceiling with fluorescent strip lighting

Kitchen - 2.92m (9'7") x 2.71m (8'10")

Fitted with a matching base and eye level units with worktop space over, stainless steel with single drainer and mixer tap, space for fridge/freezer and cooker, double glazed window to rear, radiator, vinyl flooring, sloping ceiling with pendant light.

Shower Room -

Fitted with three piece suite comprising tiled cubicle with fitted shower, folding glass screen and mixer tap, pedestal wash hand basin

with mixer tap, WC and extractor fan full height ceramic tiling to all walls, frosted double glazed window to side, tiled flooring, sloping ceiling with ceiling light.

Bedroom - 3.39m (11'1") x 2.97m (9'9")

Double glazed window to rear, radiator, fitted carpet flooring, power point(s), coving to ceiling with fluorescent strip lighting.

Loft Room -

Fitted carpet flooring, ceiling with fluorescent strip lighting, velux skylight and pitched roof.

Energy Performance Certificate -

