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rightmove



**FOR SALE**  
INVESTMENT OPPORTUNITY



## MODERN 2 BEDROOM APARTMENT

WIRRAL— FLAT 25 THE GRANGE, 506 OLD CHESTER  
ROAD, CH42 4PE

PRICE - OFFERS OVER £60,000 SUBJECT TO CONTRACT

**8% YIELD**

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT  
0161 830 8833

## WIRRAL– FLAT 25 THE GRANGE, 506 OLD CHESTER ROAD, CH42 4PE

### DESCRIPTION

We are delighted to bring to market this modern 2-bedroom apartment within a modern development. The area has good links to Birkenhead and road networks. The property benefits from gas central heating and double glazing. The accommodation comprises of communal entrance door, stairway to apartment, private entrance hallway, open plan living, dining, kitchen accommodation, 2 bedrooms, the double bedroom has and separate bathroom. To the outside there is shared garden area and communal unallocated parking. EPC rating: B.

- A modern 2 bed apartment.
- Heated and uPCV double glazed.
- Fully fitted kitchen.
- Comparable in the area for similar properties are £85,000
- Currently rented for £400 per calendar month

### TENURE

Leasehold 999 years from 1<sup>st</sup> Jan 2006  
£200 per annum

### TENANCY

Currently rented for £400 pcm  
Service Charge £1080,00 per Annum

### VAT

Not VAT

### EPC

Certificate and report are available upon request

### VIEWING

**Strictly by appointment only.**



