

rightmove 



# FOR SALE

## INVESTMENT OPPORTUNITY



## LONG LEASEHOLD INVESTMENT

LEIGH – FLAT 12, GARDEN VALE, WEST LEIGH, WN7 5SY

PRICE - OFFERS OVER £75,000 SUBJECT TO CONTRACT

**MULTIPLE UNITS AVAILABLE**

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## LEIGH – FLAT 12, GARDEN VALE, WEST LEIGH, WN7 5SY

### LOCATION

the property includes: - Communal entrance; Entrance Hall, lounge/kitchen, bedroom and bathroom/WC. The property is heated by convector heaters. The property benefits from communal gardens and private car park for residents.

### DESCRIPTION/ ACCOMMODATION

COMMUNAL ENTRANCE HALL

APARTMENT 12:

ENTRANCE HALL Built in store cupboard. Convector Heater.

BATHROOM Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC.

LOUNGE/KITCHEN AREA 26'8 (max) x 11'10 (max) Open plan living space with lounge area with feature bay window. Kitchen area fitted with wall units and base cupboards. Sink unit. Oven hob and extractor fan.

BEDROOM 14'3 (max) x 9'2 (max) Convector heater.

OUTSIDE:

GARDENS Communal gardens.

PARKING The property has a private car park for residents.

COUNCIL AND TAX BAND Wigan Council Tax Band A.

### TENURE

Leasehold. Ground Rent & Service charge £1,500 per annum approx.

### TENANCY

Short hold current income £6,600.00 per Annum

Net Initial Yield of 9%

### VAT

Not VAT registered

### EPC

Certificate and report are available upon request

### PROPOSAL

This is an excellent opportunity to purchase a small investment in a vibrant town.

We are seeking offers over £75,000, subject to contract, representing an attractive Net Initial Yield of approximately 9%.

### VIEWING

**Strictly by appointment only.**

