

£59,995 Leasehold



4 Ashworth House Manchester Road,
Burnley BB11 1ER



PROPERTY DESCRIPTION

!! Investment Opportunity !! This ground floor apartment is beautifully presented and is ideal for anyone looking for a buy to let investment. The property comes with a tenant in situ who currently pays £500pcm and has occupied the property since August 2022. The accommodation on offer comprises of: an open living space, modern fitted kitchen, two well proportioned double bedrooms and a fully fitted three piece bathroom suite. Parking can be found in the lower level car park, and the flat is walking distance to Manchester Road train station. All the relevant tenancy certificates are in place. Early viewing is considered a must!

FEATURES

- Investment Opportunity - Offered for sale with a tenant in situ
- Tenant currently pays £500pcm
- Ground floor apartment
- Beautifully presented throughout
- Suitable for buy to let investment
- Open plan living space
- Eye catching modern kitchen
- Two well proportioned double bedrooms
- Modern three piece bathroom suite
- Car park parking
- Walking distance to Manchester Road train station
- EPC - C
- Early viewing is considered a must!

ROOM DESCRIPTIONS

Ashworth House, Manchester Road

Ground Floor

Entrance Hallway

with large storage cupboard off that boasts the water tank and plumbing for an automatic washing machine.

Open Plan Living Space

22' 6" x 9' 10" (6.86m x 2.99m) with a Upvc double glazed window and electric heaters, open plan to:

Modern Kitchen

fitted with a range of wall and base units that boast a complementary rolled edge working surface that incorporates a one bowl sink and drainer. There is ample space for a fridge/freezer and an integrated four ring electric hob and oven. Splash back tiled to compliment.

Bedroom One

15' 1" x 8' 4" (4.59m x 2.54m) a generous main bedroom with a Upvc double glazed window to the rear.

Bedroom Two

10' 10" x 6' 7" (3.29m x 2.00m) with a Upvc double glazed window to the rear.

Modern Bathroom

A modern three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Tiled to compliment.

Service Charge

Service Charge

The service charge is £3225.32, i.e. £268 pm for Jan-Dec 2024 and expected to be around the same or slightly lower for this yr (i.e. Jan-Dec 2025). The underlying figure is around £100 pm and the excess is accruals for replacement doors for all apartments to comply with FRAEW stuff, which in turn is need to get in compliance with EWS1. The excess accruals is intended to continue through 2025 and is expected to return to normal at start of 2026.

The leasehold fees (ground rent) is £350 pa, and the landlord (HomeGround) has the right to double this in 2032.

There is also an annual insurance premium due to landlord of £258 pa.

Tenancy Information

The tenant has been in situ since August 2022 and is currently managed by our office. There are no outstanding maintenance issues and the rent is paid in advance, every month. All the relevant certification is in place.