



Asking Price £275,000

- BUY TO LET INVESTMENT
- SPLIT LEVEL
- SHORT WALK TO AMAZON
- CENTRAL HEATING
- ANNUAL INCOME £17,100

2 X ONE BEDROOM PRIORY AREA ALLOCATED PARKING WHITE GOODS 116 YEAR LEASE

## **Floor Plan**

## Area Map



## **Energy Efficiency Graph**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating
	Current	Potential	Current Potent
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) 🔊
(81-91) B			(81-91)
(69-80)			(69-80) C
(55-68)			(55-68)
(39-54)			(39-54)
(21-38)			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
	U Directiv 002/91/E		England & Wales



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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