



markwarburton

CHARTERED SURVEYORS

FOR SALE



INCOME GENERATING RESIDENTIAL INVESTMENT OPPORTUNITY,
SMALL DEVELOPMENT OF 12 MIXED 2 BED & 1 BED APARTMENTS.
CONSTRUCTED IN 1995.

EDBURTON COURT, TANNERS LANE, GOLDBORNE, WARRINGTON,
WA3 3AZ

PROPERTY DESCRIPTION

The property is a small apartment block built in 1995 consisting of 12 units in total, 4x 2 bed and 8x 1 bed apartments arranged over ground, first and second floor levels.

The vendors have owned and managed the property since its original construction. All apartments have been periodically refurbished to modern standards in and at the present time one of the apartments is having a new bathroom installed.

Externally there is private on-site car parking at the rear.

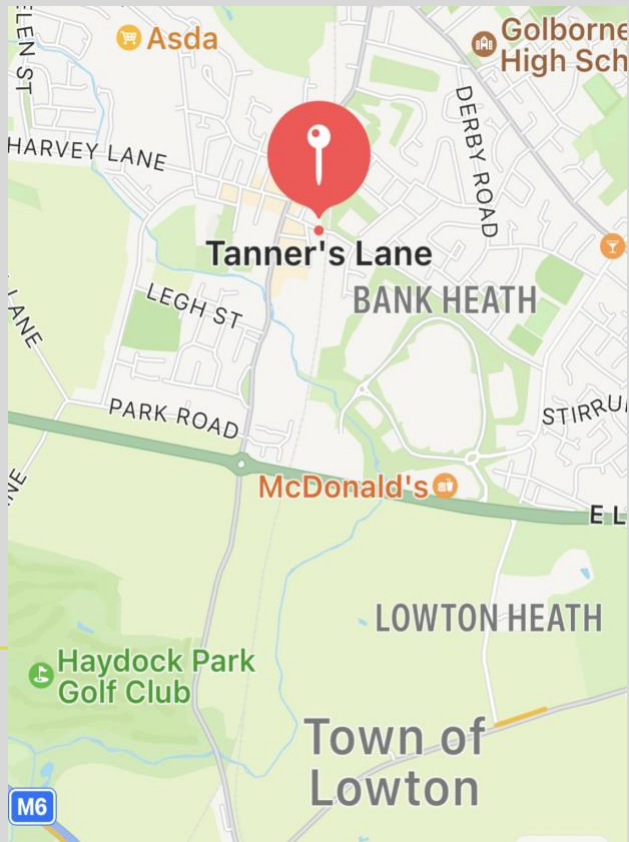
An inspection of the property is highly recommended to fully appreciate the opportunity on offer.



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PROPERTY LOCATION

The property is located along Tanners Lane at Goldborne, close to the A580 East Lancs Road and M6 at Haydock Island.





SERVICES

We understand that all mains' services are available to the property including gas fired central heating systems with wall mounted panel radiators in each apartment and the common areas.

ENERGY PERFORMANCE

Certificate available on request.

TENURE

The property is owned Freehold and subject to occupation tenancies, reference below.

TENANCIES

The property is let to multiple tenants and currently yields a gross monthly rent roll of £5,765 (£69,180/annum).

Full up to date Tenancy and Rent Schedule available on request.

PRICE

£950,000

VIEWING

Following Sole Agent:

Mark Warburton Properties LLP

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E: mark@mwproperty.co.uk



SUMMARY

- Residential investment opportunity.
- 12 units in total - 4 x 2 bed and 8 x 1 bed apartments.
- Set over 3 floors.
- Private on-site parking to rear.

Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.