



### 3 bed block of apartments to buy

London Street, Fleetwood, Lancashire, FY7 6JY

**£80,000** Starting Bid

 x 3  x 2  x 2

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Sold by Secure Sale
- ✓ Tenanted
- ✓ Investment Opportunity
- ✓ Two Apartments
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

The property is ideally located close to Fleetwood Town Centre, transport links, and the mount. It contains Two Separate Flats with a Communal Hallway.

The Ground Floor Flat Compromises of a Large Lounge, Spacious Kitchen, Double Bedroom, Bathroom with Shower and Back Room with a Small Rear Garden.

The First Floor Flat Compromises of a Spacious Lounge, a Double Bedroom and Single Bedroom, Bathroom with Shower over Bath and a Kitchen to rear.

The property has Gas Central Heating Throughout with both Tenancies Fully Managed by Bradburn Estates (Local Letting Agent).

76 London Street is Fully Tenanted.

The Total Annual Rental Return for the Property is £12,600.

The Ground Floor Flat Returns £6,000 per annum.

The First Floor Flat Returns £6,600 per annum.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 853

Annual Ground Rent Amount: £2.00

Price: Starting Bid £80,000

Property Type: Block of Apartments

Parking: On Street

Year built: 1879

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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