





**** INVESTMENT OPPORTUNITY ****
TWO ONE BEDROOM APARTMENTS ****
BOTH WITH TENANTS IN SITU **** Must
be sold together and with the current
tenants, both offer a lounge, kitchen,
bedroom and shower room. Flat 2 is
currently rented out for £495pcm, and
Flat 4 is rented out for £475pcm.

 **ABODE**
SALES & LETTINGS

COMMUNAL HALL

Accessed from the side of High Street into a communal hall and staircase. Entrance door into the private hall.

FLAT 4

HALL

Storage cupboard and doors to -

LOUNGE

17'10 x 13'3

Window and heater.

KITCHEN

14'8 x 7'1

Fitted units with work surfaces and a sink and drainer unit. Electric oven and hob and plumbing and space for a washing machine. Window.

BEDROOM I

11'9 x 10'3

Window and electric heater.

SHOWER ROOM

Enclosed shower, low flush wc, wash hand basin.

FLAT 2

HALL

LOUNGE

KITCHEN

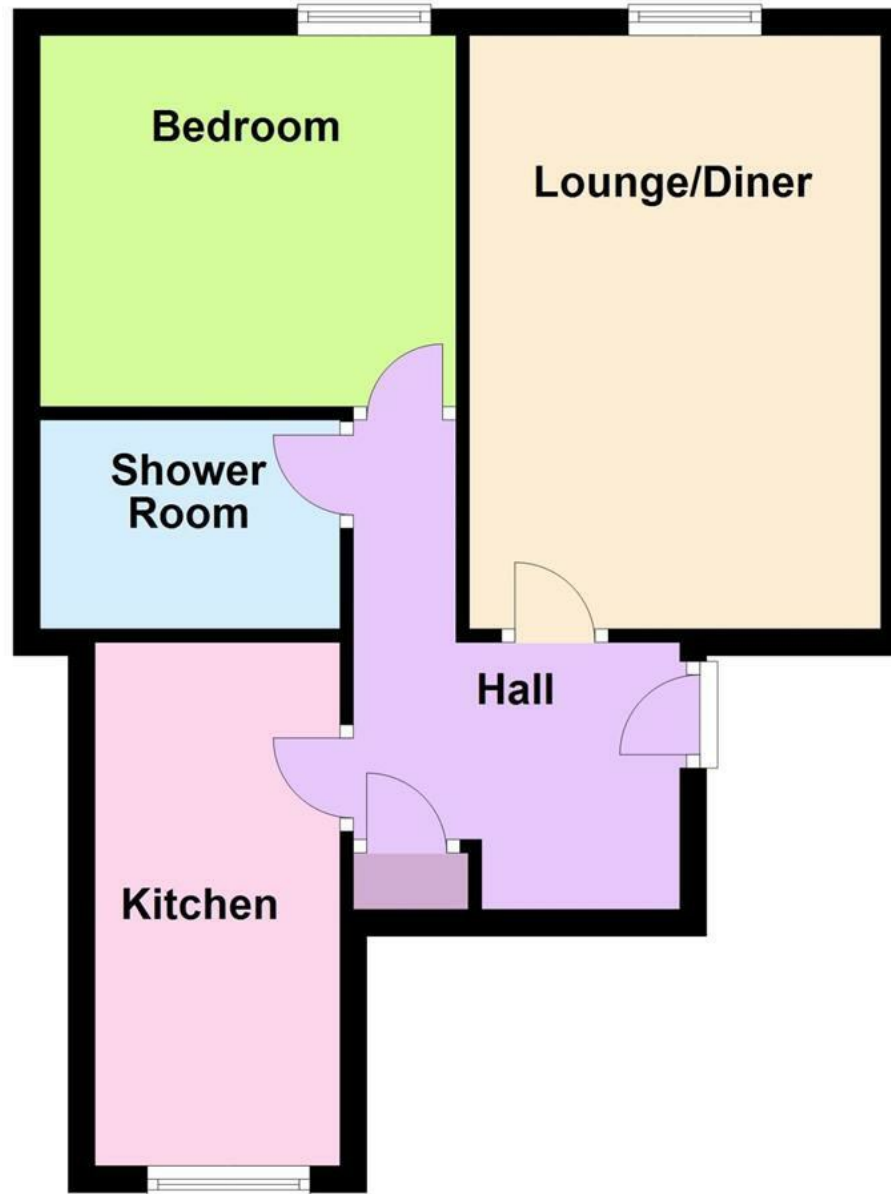
BEDROOM

SHOWER ROOM

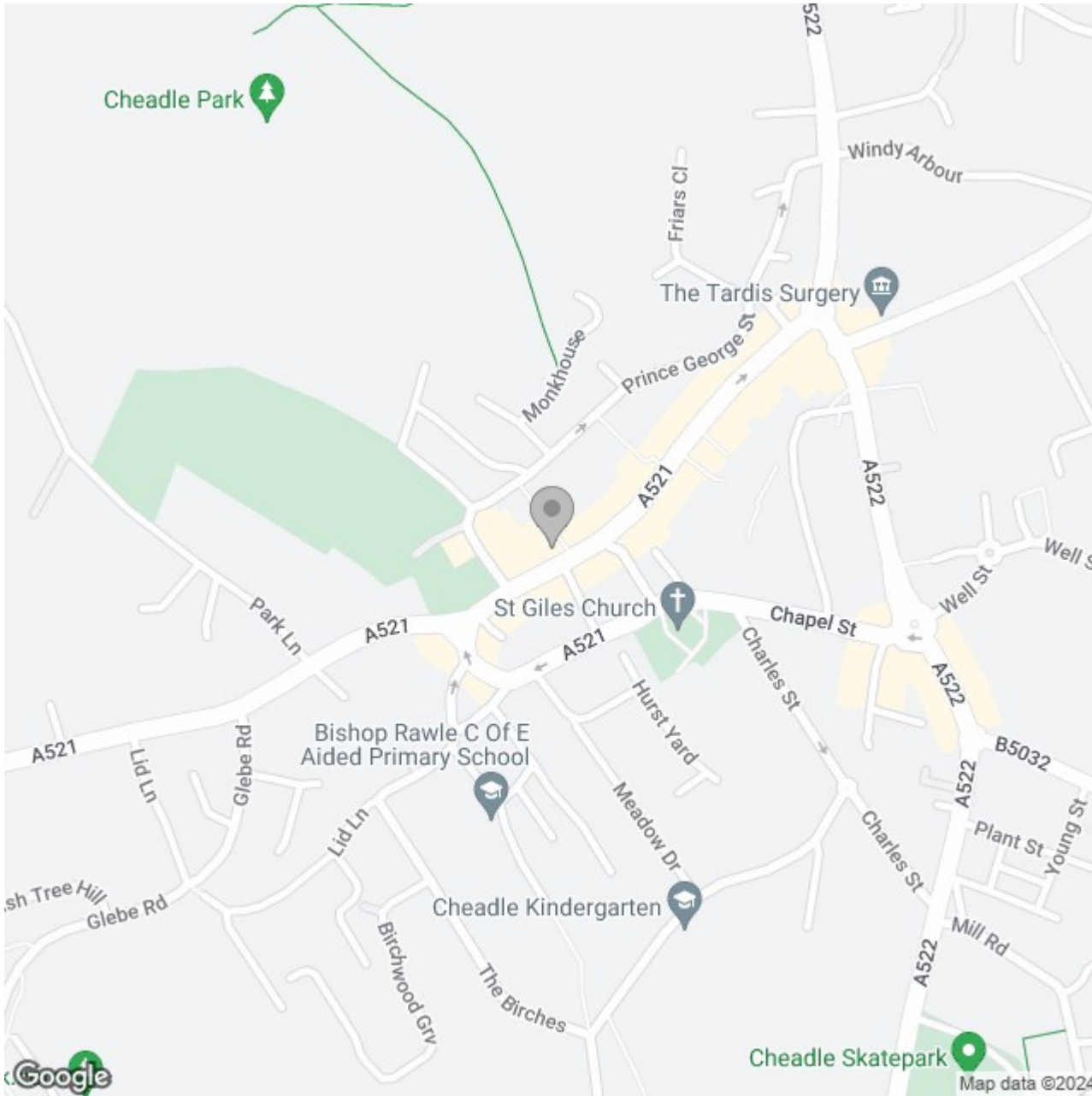




Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	