



 1
Bedroom

 1
Bathroom



CASH BUYERS ONLY

C & R Hulme are delighted to offer this large 1 bedroom apartment in the grade 2 listed Queens Brewery. Sympathetically converted to a high standard retaining many original features, this upper ground floor apartment offers a large open plan lounge with fitted kitchen, double bedroom and fitted bathroom a good storage space. Great location on the outskirts of the city centre with the universities in close proximity. Excellent links into and out of the city.

Currently rented @ £790.00 P.C.M offering an amazing gross yield of 7.6% . Great opportunity for investors and or owner occupiers.

Lounge/Kitchen 6.70m x 4.60m (21.98ft x 15.09ft)

Lounge Area: Large bright room offering great light from the floor to ceiling double glazed windows. Laminate flooring, range of power points ceiling light point.

Kitchen Area: Beige high gloss wall and floor units with darkwood worktops and matching splash backs. Inset Hob, oven, fridge freezer and dishwasher. 1.5 inset bowl sink with chrome mixer tap. Range of power points and under counter lights.

Bedroom 4.00m x 2.99m (13.12ft x 9.81ft)

Double glazed window to front elevation. Range of power points and ceiling light point.

Bathroom

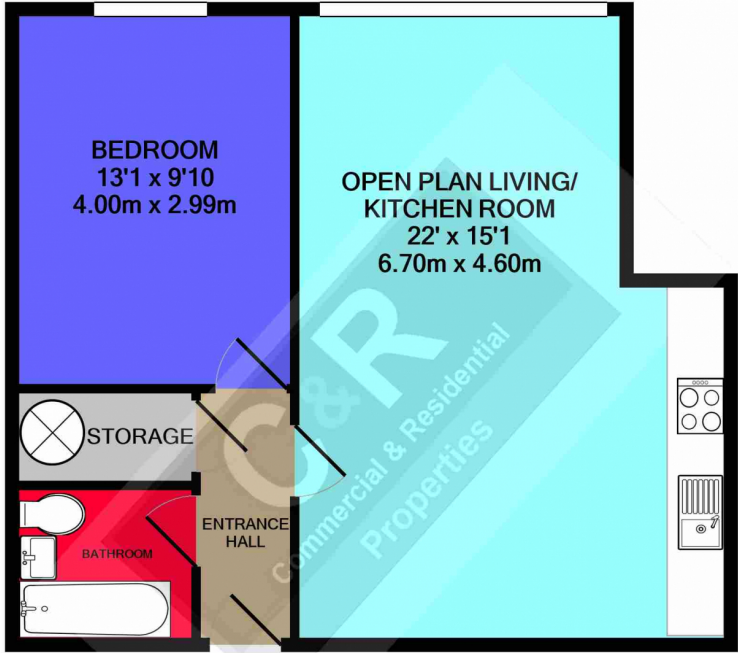
3 Piece white suite consisting of bath with power shower over inset sink with chrome mixer tap and low level W.C. ceiling light point.

Store Room

Useful storage space housing immersion heater

Tenure

Leasehold: 250 years granted in 2015. Service charge is 237.73 per quarter 2021/22 Ground rent: £200.00 per year EPC Rating 30F



C & R PROPERTIES
TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	30
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

