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**PROPERTY CONSULTANTS**

# **FOR SALE**

## **FREEHOLD INVESTMENT PROPERTY**

**SWAN HOUSE  
2 FRIARS WALK  
BURTON UPON TRENT  
STAFFORDSHIRE  
DE14 1HS**



- **FULLY LET RESIDENTIAL INVESTMENT**
- **TOTAL RENTAL INCOME £13,860 PER ANNUM**
- **GUIDE PRICE - £225,000**
- **FURTHER INFORMATION AVAILABLE UPON REQUEST**

## SWAN HOUSE, 2 FRIARS WALK, BURTON UPON TRENT, STAFFORDSHIRE

<b>SITUATION AND DESCRIPTION</b>	A substantial listed building fronting Friars Walk, Burton upon Trent. Converted into 3 self-contained apartments planned over three floors.
<b>ACCOMMODATION</b>	<p>On the Ground Floor: A one bedroomed self-contained apartment with access directly from Friars Walk. Accommodation comprises lounge, kitchen, bedroom and shower room.</p> <p>On the First Floor: A one bedroomed self-contained apartment with access from communal stairwell. Accommodation comprises lounge, kitchen, bedroom and shower room.</p> <p>On the Second Floor: A one bedroomed self-contained apartment with access from communal stairwell. Accommodation comprises lounge, kitchen, bedroom and shower room.</p>
<b>SERVICES</b>	We have been informed that electricity, water and drainage is connected to the property but no service tests or tests of equipment have been undertaken.
<b>TENURE</b>	<p>Freehold, subject to existing tenancies:</p> <p>Ground Floor: Flat 2- Let on an assured shorthold agreement at £385 per calendar month.</p> <p>First Floor: Flat 2A - Let on an assured shorthold agreement at £395 per calendar month.</p> <p>Second Floor: Flat 2B - Let on an assured shorthold agreement at £375 per calendar month.</p>
<b>GUIDE PRICE</b>	£225,000
<b>LEGAL COSTS</b>	Each party to bear their own legal costs.
<b>VIEWING</b>	By appointment with Rushton Hickman Limited.
<b>REFERENCE</b>	C1462 - 11122017

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

PROPERTY MISDESCRIPTIONS ACT: Rushton Hickman Limited would like to point out (a) the property particulars are a general outline guide only for the guidance of any potential purchaser or tenant and do not constitute part of an offer or contract (b) all descriptions are given in good faith and are understood to be correct but any intending purchaser or tenant should not rely on them as statements of fact and must thereby satisfy themselves by their own inspection or by their own qualified surveyor (c) details of service connections and installations have been based upon information supplied by our clients and interested parties should verify its accuracy. No tests have been carried out on any service installations and we cannot therefore warrant their condition or serviceability.

All prices and rents are expressed net of VAT.

Rushton Hickman Limited for themselves, and for the Vendors/Lessors of this property whose Agents they are, give notice that:

(i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of any offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each of them; (iii) no person in any employment of Rushton Hickman has any authority to make or give any representation or warranty whatever in relation to the property.