



Flat , The Saddlery, Leicester Street, Walsall
£55,000

1 bedroom apartment for sale

****PLEASE EMAIL ALL ENQUIRIES ONLY****

This property would ideally suit a single professional or an investment landlord. The property has a sitting tenant whom currently has a monthly statutory periodic tenancy and achieving £400.00 pcm. Current gross rental yield of 8.7%.

Directly in the middle of Walsall town centre, it lends itself to easy and very quick access to all major amenities and public transport services.

The property has electrical panel heating (There is no gas supply) and the kitchen is fully fitted, however there are no parking facilities other than public car parking in the immediate vicinity.

Town centre location

Serviced communal areas

Sitting tenant

Compact

Carpets

Shower room

The property briefly comprises the following:

Hall 'L' shaped 0.95m x 9.18m (3.11' x 30.14')

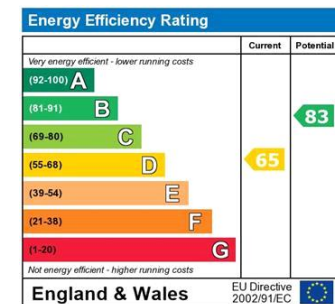
Bedroom 3.45m x 2.84m (11.32' x 9.30')

Shower Room 1.74m x 1.86m (5.70' x 6.11')

Lounge/ Kitchen 4.51m x 4.38m (14.78' x 14.38')



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
 Nikki Homes
 Office 1, Reids Ind Estate , Welford Road, Long Marston, Warwickshire CV37 8RA
 Tel: 01789 532211 Email: hello@nikkihomes.co.uk Website: nikkihomes.co.uk