



18 Lyndale Court, Winsford, CW7 3BZ



Calling All Investors! This spacious First Floor Apartment in Winsford, Cheshire comes with a Tenant in Situ; well-presented first-floor two-bedroom apartment offering a fantastic investment opportunity.

Benefiting from a long-term tenant in situ, the property features a spacious lounge/diner with French doors leading onto a private balcony - perfect for enjoying a morning coffee or evening drink while watching the world go by.

There's a spacious fitted kitchen, two double bedrooms, and a modern shower room.

Further benefits include uPVC double glazing, electric storage heating and two allocated parking spaces.

The apartment is well-managed, with a current management fee of £90 per month, which includes buildings insurance.

A superb investment opportunity offering a healthy return in a popular and convenient location.

£95,000



Lounge with Balcony Access:

Having a uPVC double glazed window and French door to the side elevation leading out onto the balcony, storage heaters and ceiling light points.

Balcony:

With wrought iron rails and a wooden plank floor.

Kitchen:

Having a uPVC double glazed window to the side elevation, fitted kitchen with a range of base and wall units with complimentary units over, vinyl flooring, ceiling light point.

Hallway:

With doors leading to all rooms, ceiling light points and intercom.

Bedroom one:

Having a uPVC double glazed window to the side elevation, ceiling light point.

Bedroom two:

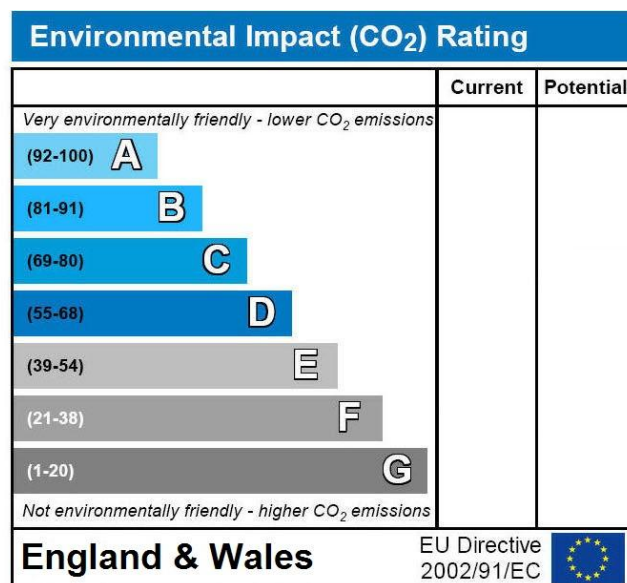
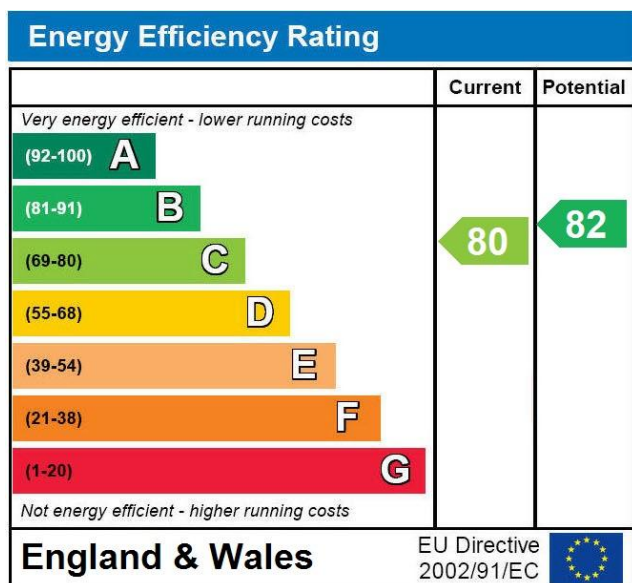
Having a uPVC double glazed window, ceiling light point.

Shower Room:

Fitted with a white suite comprising: low level WC, Hand wash basin and fully tiled shower cubicle; vinyl flooring, storage cupboard, extractor fan, ceiling light point.



Energy Performance Certificate



- TWO BEDROOM APARTMENT
- SPACIOUS LOUNGE DINER
- BALCONY FOR ALFRESCO DINING
- FITTED KITCHEN
- SHOWER ROOM
- TWO ALLOCATED PARKING SPACES
- LONG TERM TENANT IN SITU
- MONTHLY MANAGEMENT FEE £90 (INCLUDES BUILDING INSURANCE)
- CONVENIENTLY LOCATED FOR ALL LOCAL AMENITIES
- COUNCIL TAX BAND A

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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