



34a Railway Street, £120,000

- IDEAL INVESTMENT OR FIRST TIME PURCHASE
- ONE BEDROOM
- CLOSE TO CITY CENTRE
- 73 YEAR LEASE WHICH CAN BE EXTENDED
- GROUND FLOOR
- EPC Rating: C





About the property

Peter Alan are delighted to present this well-positioned one-bedroom ground floor flat situated on Railway Street, offering a fantastic opportunity for both first-time buyers and investors alike.

The accommodation comprises a bright and spacious open-plan kitchen/living area, providing a modern and versatile space for everyday living and entertaining. The property further benefits from a good-sized double bedroom and a bathroom, making it an ideal low-maintenance home.

Conveniently located close to a range of local shops, schools, and bus routes, the property offers excellent access to everyday amenities and transport links.

The current lease has approximately 73 years remaining, with the vendor advising they are willing to extend the lease if required, providing additional peace of mind for prospective purchasers.



Accommodation

Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance

Kitchen/ Lounge

17' 1" x 13' (5.21m x 3.96m)

Bedroom One

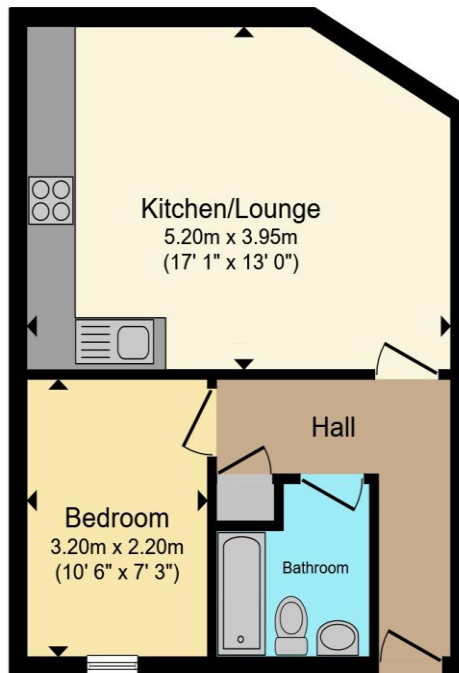
10' 6" x 73' (3.20m x 22.25m)

Bathroom

02920 462246

albanyroad@peteralan.co.uk

Floorplan



Total floor area 37.1 m² (399 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

pa peter
alan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan