



DUCKWORTHS  
estate agents

**1 bed apartment to buy in BB11**

Manchester Road, Burnley, Burnley,  
Lancashire, BB11 1ER

**£20,000** Starting Bid

x1 x1 x1

Tenure  
**Leasehold**

On Street parking

**Property features**

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Tenant in Situ currently achieving £6,000 per annum
- ✓ Apartment
- ✓ One Bedroom
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

**\*\*ATTENTION LANDLORDS AND INVESTORS\*\* \*\*TO BE SOLD WITH TENANT IN SITU\*\***

One bedroom apartment to be sold with tenant in situ - currently achieving £6,000 per annum

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 118

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £3,226.00

Price: Starting Bid £20,000

Property Type: Apartment

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



Total area: approx. 38.5 sq. metres (414.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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