

PETER E GILKES & COMPANY

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FOR SALE

**RESIDENTIAL INVESTMENT PREMISES
16 ST GEORGE'S STREET
CHORLEY
PR7 2AA**



Price: £205,000

- Four self-contained flats
- Convenient central position amidst Conservation Area
- Rental income £18,840 per annum
- Readily lettable accommodation
- Genuine reason for sale

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CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The property is a substantial and prominent former gentleman's residence which in recent years was the local Registry Office and which has been converted into four very spacious proportioned individual flats in presentable general order.

The building is part of the St George's Conservation Area and enjoys a level of appeal and amenity yet is within strolling distance of the town centre.

Location: Proceeding down Market Street from the town centre, St George's Street is on the left.

Accommodation: The flats briefly comprise:

Ground Floor

(all sizes are approx)

Flat 1:

Living Room/Kitchen

With stainless sink unit, fitted cupboards and worktops, gas hob with oven below and hood above.

Bedroom 1

Of generous proportions and incorporates bay window.

En-suite bathroom with WC, washbasin and shower cubicle

Flat 2:

Living Room/Kitchen

With stainless sink unit, fitted cupboards and worktops, gas hob with oven below and hood above.

Double Bedroom

En-suite bathroom with WC, washbasin and shower cubicle.

First Floor

Flat 3:

Living Room/Kitchen

With stainless sink unit, fitted cupboards and worktops, gas hob with oven below and hood above.

Double Bedroom

En-suite bathroom with WC, washbasin and shower cubicle.

Flat 4:

Living Room/Kitchen

With stainless sink unit, fitted cupboards and worktops, gas hob with oven below and hood above.

Double Bedroom 1

With cupboard.

Double Bedroom 2

With cupboard.

Bathroom

With three piece suite and shower over bath.

Rear Balcony

With spiral staircase leading out into rear yard.

- Heating:** Each flat is provided with its own individual gas combi boiler which supplies hot water and radiator system of central heating.
- Tenancies:** Flats are let on assured shorthold tenancy terms with some of the tenants being in occupation for some considerable time.
- Tenure:** The site is understood to be Freehold or if Leasehold subject to a nominal ground rent with a residue of a term of 999 years.
- Energy Rating:** Flat 1 has an Energy Asset Rating of Band C
Flat 2 has an Energy Asset Rating of Band C
Flat 3 has an Energy Asset Rating of Band C
Flat 4 has an Energy Asset Rating of Band D
- Services:** Each flat is separately metered.
- Assessment:** Flats are individually assessed and placed in Band A for Council Tax purposes.
- To View:** By appointment with the Agents with whom all negotiations should be conducted.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.