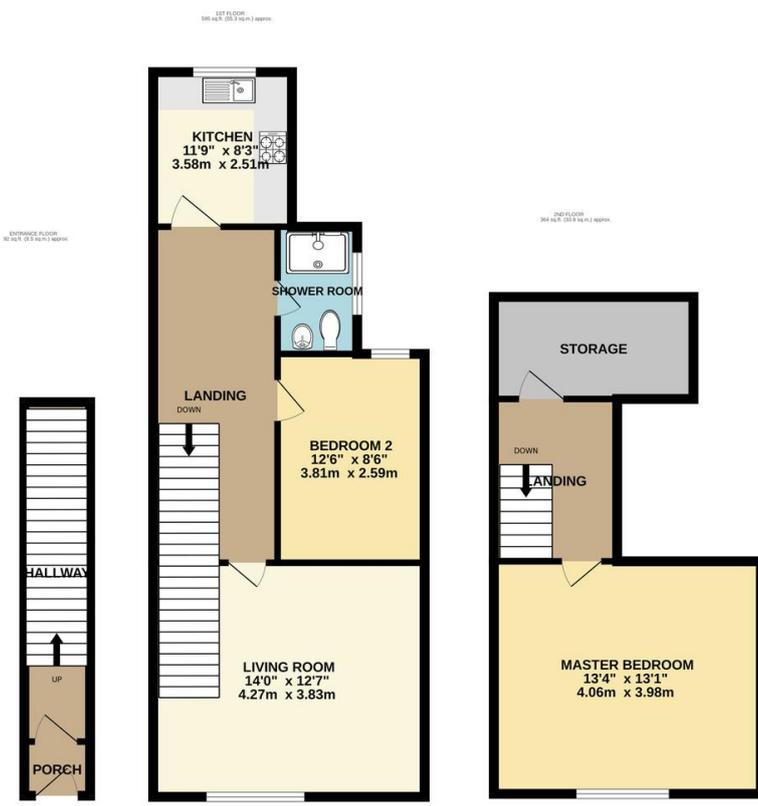


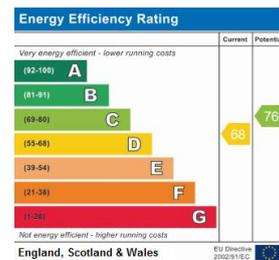


Property Summary

Investment opportunity to purchase two well presented self contained flats set over three floors currently with tenant and owner / occupier in situ. Located in the highly popular South Wigston the property is being sold ideally as an ongoing concern. The accommodation comprises a ground floor one bedroom flat and a first floor two bedroom duplex flat. Potential rental income will be £16,200.00 combined for the accommodation (Approximately Per Annum) with an additional revenue income from two garages currently rented in the rear block at £1680.00 (Approximately Per Annum) giving an investment yield of 7%. For further details contact Phillips George Ltd.



PHILLIPS GEORGE LTD
 TOTAL FLOOR AREA : 1051 sq.ft. (97.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023



England, Scotland & Wales
 Address: Blaby Road, South Wigston
 Reference: PG1

- Fantastic Investment Opportunity
- Two Self Contained Flats
- Highly Popular Location
- Parking And Garages In Rear Block
- Well Presented Accommodation
- Additional Income Included
- Large Dwelling With Yard
- Contact Agent For Further Information

phillips george | sales & lettings

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

46 Long Street, Wigston, Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk
 0116 216 8178

