



**80 Prospect Hill, Redditch**  
Offers in Excess of £50,000

**Features:**

- 1 Double Bedroom Basement Apartment
- Open Plan Living Room
- Fitted Kitchen with Integrated Appliances
- Double Bedroom with Fitted Wardrobes
- Fitted Bathroom
- Double Glazing & Electric Heating System
- Allocated Parking
- EPC = C

**Description:**

\*\*\* SOLD WITH TENANTS IN SITU \*\*\* potential 7% yield \*\*\*

This well-presented one bedroom basement floor apartment is a part of the British Mills factory conversion in 2007. The property is ideally located for the town centre facilities, public transport links, national road networks and supermarket.

The apartment appeals in character and briefly comprises:

Secured communal entrance to a welcoming reception hallway having a door to a good-sized communal store, open plan living room/fitted kitchen with integrated cooker/oven, fridge/freezer and washer/dryer, one double bedroom with fitted wardrobes and a fitted bathroom.

The property further benefits from an allocated parking space, double glazing and electric central heating system.



**Details:**

**Entrance Hall**

**Open Plan Living Room/Kitchen**

15' 6" (max) x 13' 5" (4.72m x 4.09m)

**Master Bedroom**

9' 7" (min. excluding wardrobes) x 12' 11" (2.92m x 3.93m)

**Bathroom**



**EPC Rating:** C

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.

## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406956, or visit their website for more information: [www.morgants.co.uk](http://www.morgants.co.uk)

### Property to sell?

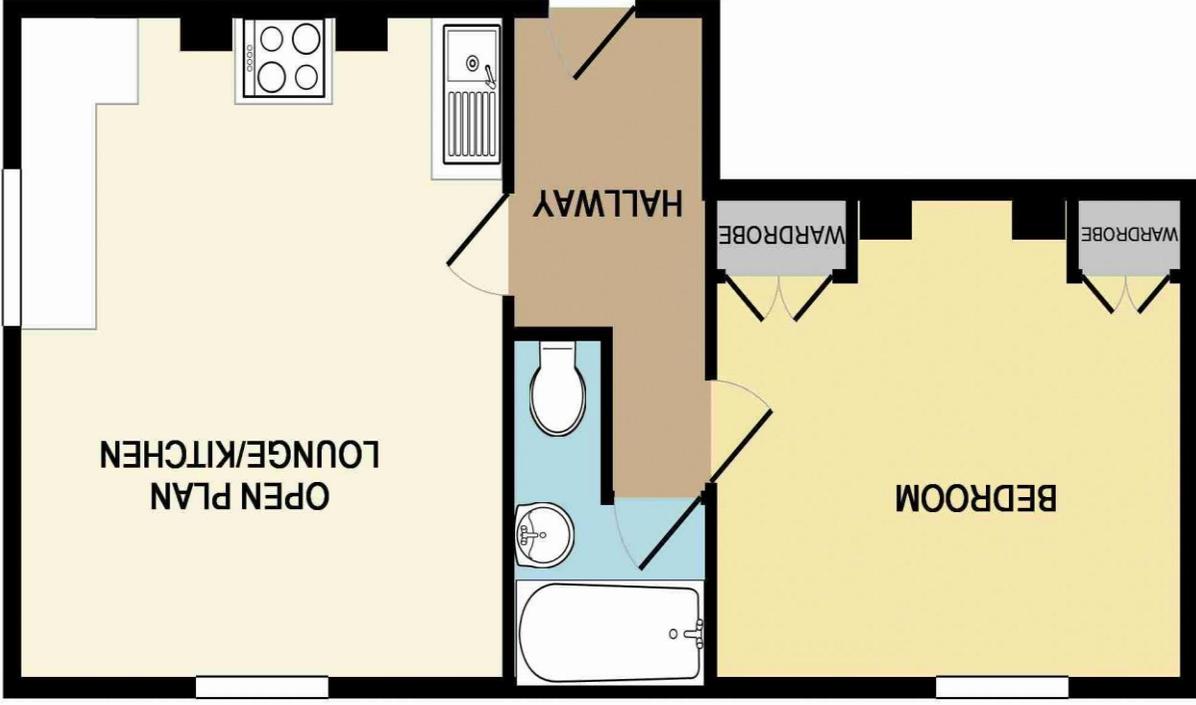
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



TOTAL APPROX. FLOOR AREA 434 SQ.FT. (40.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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