



Residential Investments

Flat 14 Abram House, Manchester Road, Preston, Lancashire PR1 3YR

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***GUIDE PRICE:**

£36,000+ (plus fees)

A Tenanted Two Bedroom Fourth Floor Flat Currently Let on an AST at £450pcm.

Not inspected by Auction House but advised by the vendor the property comprises; a fourth floor two bedroom apartment comprising; open plan lounge/kitchen/dining area. Two bedrooms and bathroom. The property is currently tenanted on an AST at £450pcm/£5,400pa. Prospective purchasers are advised to check the legal pack to confirm tenancy details as Auction House have not had sight of these at the time of cataloguing.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.