



Flat

Gallery Square, Walsall

MAKE ME AN OFFER!



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TORCELLO  
PROPERTIES



## AT A GLANCE



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- Buy-To-Let Opportunity
- Central Location
- Close to Local Amenities
- Close to Walsall Town Centre
- Excellent Transport Links

## MATERIAL INFO

- Tenure: Leasehold
- Years Remaining: 104
- Ground Rent: £150pa
- Service Charge: £400 per quarter (£1600pa)
- EPC: C
- Council Tax Band: C
- Property Type: Flat
- Heating Type: Electric
- Parking: TBC
- Construction Type: Standard
- Power/Water Supply: Mains



## DESCRIPTION

Situated in the heart of Walsall, this modern 1-bedroom, 1-bathroom flat presents an excellent opportunity for investors with tenants already in situ. The property boasts a well-appointed reception room and is conveniently located close to local amenities, offering easy access to Walsall Town Centre and excellent transport links. With a leasehold tenure, this property is ideal for those seeking a buy-to-let investment.

### MARKET VALUES:

Sales: £100,000

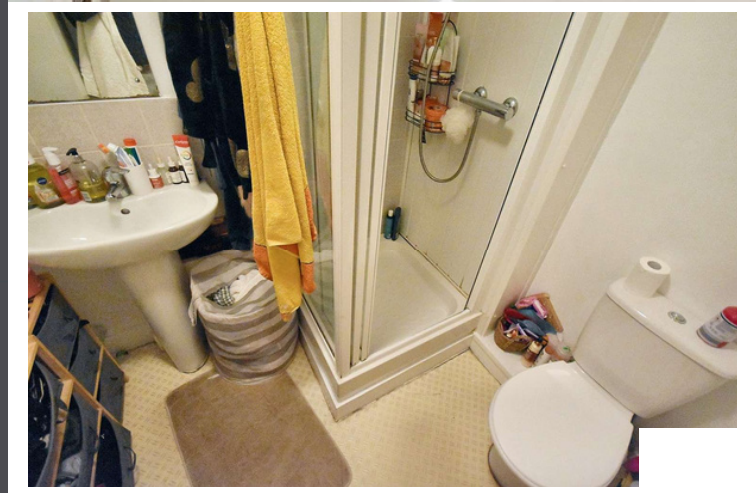
Rental Value: £800pcm

Comparables: <https://www.rightmove.co.uk/best-price-guide/property/1e1c698c-97a0-4f0c-b4a1-2bcb9c072052/comparables>

### CURRENT TENANCY INFO:

Monthly Rent: £650pcm

Tenancy Start Date: April 2023



## FLOOR PLAN



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information about this property, or to book a viewing – please contact us today and speak with one of our team of experts!