

LOT  
**68**

31 Cherry Court, Orchard Street, Warrington WA1 2TE

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed top floor flat benefitting from double glazing, central heating and a secure intercom entry system. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £8,244 per annum.

### Situated

Off Church Street in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from Riverside Retail Park in Warrington.

### Ground Floor

Entrance Hallway

### Second Floor

Flat Open Plan Lounge/  
Diner/Kitchen, two Bedrooms,  
Bathroom/WC

### EPC Rating

D

### Council Tax Band

B

### Tenure

Leasehold for a term of 999 years  
(less 1 day) from 22 June 2004

