

# FOR SALE

## RESIDENTIAL INVESTMENT OPPURTUNITY

**Kurt  
Wymman**  
Surveyors & Property Agents



**Printers Court , 139 High Street, Tewkesbury, Gloucestershire, GL20 5JR**

**Central location | Freehold | 3 Self Contained flats | Popular and Busy Market Town**



## DESCRIPTION

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An attached property of traditional construction comprising facing brickwork to the elevation under a pitched tiled roof. The property has been divided to form 3 self contained flats.:

Flat 1 - A two bedroom flat located on the second floor

Flat 2 - A two bedroom flat located on the first floor

Flat 3 - A one bedroom flat located on the ground floor.

## LOCATION

Tewkesbury is a popular market town in the North of Gloucestershire. The town lies adjacent to Junction 9 of the M5 motorway providing excellent road links to both the Midlands and the South West.

The property is located in the heart of Tewkesbury, just off the main High Street.

## TENANCIES

The flats are occupied by way of Assured Shorthold Tenancy agreements with a gross rental income of £24,600 per annum.

Further details available from the marketing agents.



## KEY INFORMATION

### SERVICES

Mains water, drainage and electricity is connected to the property.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**

### TERMS

The freehold of the property is available subject to the existing Assured Shorthold Tenancy agreements.

### QUOTING PRICE

£325,000

### LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

### VAT

Prices are quoted exclusive of VAT.

### EPC

To be confirmed

The logo for Kurt Wyman Surveyors & Property Agents features a yellow triangle to the left of the word 'Wyman' in a large, bold, yellow font. Above 'Wyman' is the name 'Kurt' in a smaller, bold, yellow font. Below the company name, the text 'Surveyors & Property Agents' is written in a white, sans-serif font on a black background.

**Kurt  
Wyman**  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
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Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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