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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A 2 BEDROOMED SELF CONTAINED GROUND FLOOR FLAT
WHICH WOULD BENEFIT FROM MODERNISATION
QUIETLY SITUATED IN THE SOUTHERN OUTSKIRTS
OF THE TOWN

1 HIGHMOOR MANSIONS, WIGTON. CA7 9LN



PRICE REGION £49,995

IDEAL BUY-TO-LET INVESTMENT PROVIDES
LIVING/DINING ROOM, MODERN KITCHEN AND BATHROOM,
2 DOUBLE BEDROOMS,
CAR PARKING BAY,
ELECTRIC HEATING.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
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D W Bulman F.R.I.C.S.
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

DIRECTIONS

From our office go South along High Street past South End and turn Left into Syke Road, then Left into Highmoor Estate, go straight on and pass in front of the Mansion – go round to the rear – looking at the building the flat is on the Left outside corner.

GENERAL DESCRIPTION

The accommodation provides:

Entrance from communal stairwell to

'L' Shaped Hallway.

Bathroom

8'2" x 5'6". With 3 piece suite- electric control shower, WC and wash hand basin. Electric storage heater.

Bedroom

7'11" x 11'8". Double room with 2 large windows and electric storage heater.

Living/Dining Room



16'5" x 13'10". Good sized room with airing cupboard and electric storage heater.

Bedroom



10'9" x 10'9". Double room with electric storage heater.

Kitchen



6'0" x 12'6". With fitted units and work surfaces, sink and drainer unit, electric oven and ceramic hob. Electric storage heating.

OUTSIDE

Allocated parking bay.

SERVICES

Electric heating as stated, secondary glazing, mains services connected.

COUNCIL TAX

Band 'A'.

TENURE

Leasehold. 999 years subject to peppercorn ground rent.

VIEWING

Strictly by appointment through the Agents, Hopes of Wigton, 016973 43641.

IMPORTANT NOTICE

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