



# 1 Park Street, Accrington, Lancashire. BB5 6PZ

- Investment Opportunity
- Offered for sale with vacant possession
- End of terrace property split into two, 1 bedroom apartments
- Both apartments are well presented throughout
- Each apartment has a sitting room, separate kitchen, large double bedrooms and three piece shower room
- Warmed by electric heating
- Double glazed throughout
- Both flats have an E rating for EPC
- Both flats have a council tax rating of A
- Early viewing is considered a must!



## PROPERTY DESCRIPTION

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!! Investment Opportunity !! This sizable end of terrace property has been converted into two one bedroom apartments and offers any incoming landlord the potential to earn a healthy rental income from both, and is only a short walk from Accrington town centre. Both apartments are well presented throughout with both the ground floor apartment, and first floor apartment comprising of: one welcoming reception room, a generous double bedrooms, separate kitchen and three piece shower room. The property is warmed by electric heating and is double glazed throughout. Suitable for first time buyers. Both flats have EPC ratings of E and are band A for council tax. Early viewing is considered a must!





## ROOM DESCRIPTIONS

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### Entrance Hallway

#### Entrance

with staircase off leading to the first floor apartment and entrance door to the ground floor flat.

### Ground Floor - Apartment

#### Sitting Room

#### Kitchen

#### Bedroom One

#### Shower Room

### First Floor Apartment

#### Sitting Room

#### Kitchen

#### Bedroom One

#### Shower Room

### Further Information

#### Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is £1.05

Mobile and broadband coverage is offered by a number of providers and ultrafast is available.

The property is located in an area considered to be low risk for surface water flooding.

EPC - Flat 1 - E

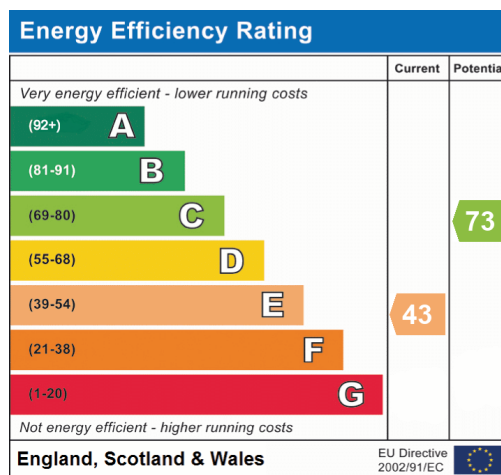
Flat 1A - E

Council Tax - Flat 1 - A

Flat 1A - A



## EPC



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