



ALISTAIR HARPER POWERED BY **exp** TM UK

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📞 07813 673 606

4 Delaval Court

Offers Over £35,000

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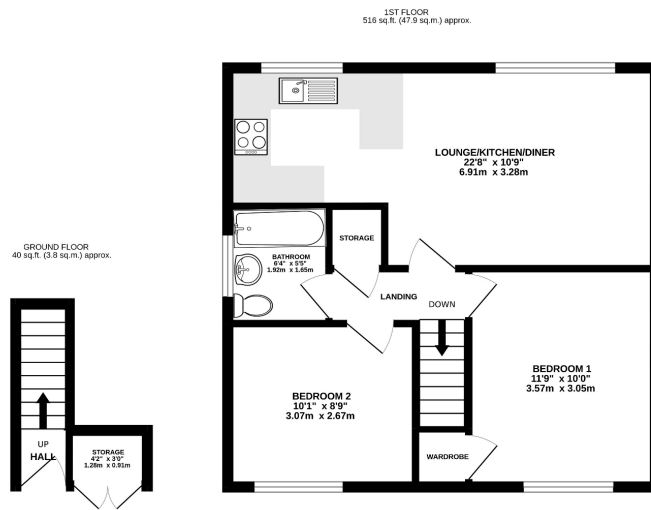


- Please Quote Ref: AH0284 For All Enquiries
- Unexpired Lease Term: 52 Years
- Two Good-Sized Bedrooms
- Good Decorative Order Throughout
- Garage En-Bloc
- CASH BUYERS ONLY
- Purpose Built First Floor Flat
- Spacious Open Plan Kitchen/ Reception Room
- Ground Floor Access With One Storey Walk Up
- Vacant Possession With No Onward Chain

A first floor purpose built apartment that comes to market in good decorative order throughout and is offered with no related chain plus vacant possession.

We are only inviting interest from verified **CASH BUYERS** due to the nature of the short unexpired lease. Written evidence is on file for lease extension costs. Internally this property is relatively spacious and would make a brilliant first home or rental investment with it being so well located for local amenities & the 'soon to be open' direct rail links to The City. The good-sized open plan kitchen/living space is ideal for entertaining and with two generous bedrooms & garage en-bloc, this may just be one of the more attractive propositions on the local sales market today.

Internal inspection by appointment only - call Laura & Alistair today.



TOTAL FLOOR AREA: 556 sq. ft. (51.7 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreapp v2.0.22

11/07/2022, 20:29 Energy performance certificate (EPC) - Flat in energy certificate - GUYLIK

Energy performance certificate (EPC)																																		
4, DeLaval Court BUCKHURTON NISSIS DYLL	Energy rating C	Valid until: 10 February 2033 Certificate number: 0030-2948-7028-8907-0941																																
Property type	Top-floor flat																																	
Total floor area	52 square metres																																	
Rules on letting this property																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the registry and exemptions on the registry website.																																		
Energy efficiency rating for this property																																		
This property's current energy rating is C. It has the potential to be C.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>69</td> <td>69</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C	69	69	55-68	D			39-54	E			21-38	F			1-20	G			The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificates.gov.uk/energy-certificates/0030-2948-7028-8907-0941/print>

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