

Saint Matthews Court, Pitt Street, Wombwell Barnsley, S73 8

**2 bed 1bathroom
Apartments 625 - 753 sq ft
Originally **£115,000.00**
Now **£80,500.00****

**30% DISCOUNT OFF RICS VALUATION
(£34,500.00)
Net **£80,500.00**
Apartments in regeneration area**



Tel: 0845 452 4063

Email: info@mypropertyempire.com

- **30% Discount**
- **625 - 753 sq ft apartments**
- **Positive monthly cash flow after all costs**
- **Exclusive small development**
- **Only 10 units in total**
- **Allocated parking space**
- **Ready Now**



Development images are for an indication of finish only



Tel: 0845 452 4063

Email: info@mypropertyempire.com

Rental Comparables



£750 pcm

1 bedroom serviced apartment to rent
[Prospect Place, Cardiff Bay, Cardiff](#)



1 bed flat in Lady Isle House, part of the prestigious Prospect Place development. 8th floor flat, with water views from bedroom.

[More details and 6 photos](#) | [Save property](#) | [Contact agent](#)

Marketed by Seraph Estates, Cathays. Telephone: 0845 408 9864 (BT 4p/min)



£525 pcm

2 bedroom flat to rent
[APARTMENT 8, RECTORY COURT RECTORY CLOSE WOMBWELL](#)
[BARNSELY S73 8EY](#)



BRAND NEW LARGE 2 BEDROOM TOP FLOOR APARTMENT with very large living area. This new development is situated close to the centre of Wombwell and is less than 5 miles from the centre of nearby Barnsley and is only 10 minutes from junction 36 & 37 of the M1. The property is PART FURNISHED (bed, ward...

[More details and 5 photos](#) | [Save property](#) | [Contact agent](#)

Marketed by Linley & Simpson Residential Lettings, Wakefield. Telephone: 0845 8523 (BT 4p/min)



Tel: 0845 452 4063

Email: info@mypropertyempire.com

Sales Comparables



£119,950

2 bedroom apartment for sale

[Apartment 8, Churchfield House, Rectory Close, Wombwell Barnsley S73 8EY](#)

Very pleasantly situated on a cul-de-sac in a very popular residential area off Summer Lane, within easy reach of the town centre.

[More details and 5 photos](#) | [Save property](#) | [Contact agent](#)

Marketed by Wilbys , Barnsley. Telephone: 0845 408 8272 (BT 4p/min)



£115,000

2 bedroom flat for sale

[Haverhill Grove, Wombwell S73](#)

A LUXURIOUS SECOND FLOOR APARTMENT!! Reeds Rains are proud to present to the market this two bedroom apartment in Wombwell. Offering extensive views over the surrounding area and situated on a quiet cul-de-sac, yet only minutes away from a thriving community, the property briefly comprises; Loung...

[More details and 5 photos](#) | [Save property](#) | [Contact agent](#)

Marketed by Reeds Rains, Barnsley. Telephone: 0845 688 5161 (BT 4p/min)



Tel: 0845 452 4063

Email: info@mypropertyempire.com

Financial Breakdown

Price £115,000.00

Incentives @ 30% £34,500.00

Mortgage @ 70% £80,500.00

Plot	Type	Square Footage	Price
2	Ground 2bed/1bath/parking	753	£115,000.00
10	Second 2bed/1bath/parking	710	£115,000.00

UPFRONT COSTS

Finance/Legal Fee (Approx) £2,750.00

Reservation Fee £1,000.00 (refunded on completion)

Stamp Duty *Exempt*

Arrangement Fee £2,875.00 (within 4 days after reservation)

Total Cash Outlay **£5,625.00**

**Equity in Property approx
£34.5K**



*5.19% interest rate (subject to status)

Tel: 0845 452 4063

Email: info@mypropertyempire.com

The above cash flow example is for illustration purposes only and it does not constitute financial advice or guarantees. It forms no contract. * Interest rates are FOR GUIDANCE ONLY and are subject to status. Interest rates may change at the discretion of the lender. My Property Empire is not a financial advisor or mortgage broker. You must take independent financial and legal advice before purchasing any property. The price and value of any property and income can decrease as well as increase. Your investment is at risk if you do not keep up payments on a mortgage or any other loan secured on it.

Reservation Procedure and Terms and Conditions

To reserve a property you must contact your allocated consultant on **0845 452 4063** to first pay a reservation fee of £1000. This is to take the property off the market, it is passed to the developer. Reservation fees paid to developers are non refundable but will be returned to you on exchange of contracts.

If you are unsure about your ability to obtain mortgage finance please contact a broker to ensure you have a decision in principle prior to reservation.

The finders fee of 2% is payable within 4 days of reservation. Payable by cheque/credit card/debit card. (Payments by credit card are subject to a 2% surcharge) Exchange of contracts will be scheduled for approximately 28 days from reservation. Please note that should you cause delays to exchange your property may be put back on the market and your reservation fee will not be refunded.

ACCEPTANCE OF TERMS

We reserve the right to update or amend these terms and conditions at any time and your continued use of the website or services following any changes shall be deemed to be your acceptance of such change. It is therefore your responsibility to check the terms and conditions regularly.

I understand that when reserving a property through My Property Empire, any reservation fee required is non refundable. I understand that such fee will be passed to the vendor on my behalf and therefore remain non refundable. Once paid any disputes over the reservation fee are between the purchaser and the vendor and My Property Empire has no jurisdiction in this respect.

I understand that there will be an arrangement fee payable on each property purchased through My Property Empire.

I understand that property values can decrease as well as increase. My Property Empire makes no express or implied income claims. I understand that rental income achieved may not always match that predicted.

Neither My Property Empire, nor any of its partners, directors, employees or representatives will be liable for damages arising out of or in connection with the use of information provided on any document or marketing material.

The details contained in any information provided are for guidance only. Any photographs, illustrations, specifications, plans and sizes only give a general indication of the proposed development. The developer operates a policy of continuous development and features, specifications and elevations treatments may vary. The vendor reserves the right to alter any part of the development. Particulars supplied in any information should not be relied upon as accurately describing any specific matters.

Tables, projections and profit forecasts are for illustrative purposes only.

My Property Empire services are not regulated, we encourage all investors to seek appropriate financial and tax advice from suitable regulated sources.

My Property Empire are not responsible for any errors and omissions, whether due to us or to our sources of information, nor are we liable, directly or indirectly, from any loss whatsoever that may arise from them.

MY PROPERTY EMPIRE, THEIR REPRESENTATIVES & ANY JOINT AGENTS GIVE NOTICE THAT:

Whilst My Property Empire does its utmost to verify the contents of any printed or electronic formatted document, they have no authority to make or give any representations or warranties in relation to any property. Any particulars provided do not form any part of an offer or contract and must not be relied upon as

statements or representations of fact. Any areas, measurements or distances are approximate. Any text, photographs and plans are for guidance only and are not necessarily comprehensive.

Purchasers must satisfy themselves by survey or otherwise. Any particulars or plans provided are prepared from preliminary plans and specifications before completion of the properties and are intended only as a guide. They may have changed during construction or finishes could vary. Prospective purchasers should not rely on this information but have their solicitor check the plans and specifications attached to their contract.

PRIVACY POLICY

We are committed to responsible data management and subscribe to the principals of the data protection legislation in the United Kingdom. We are committed to maintaining the privacy of our users and maintaining the security of any personal information received from you. If you register for any of the services you will be asked to provide basic personal information. The information provided by you is not available for sale or use by third parties.