



## Property details

Beds	1
Baths	1
Parking spaces	1
Reception rooms	1
Gardens	1
Status	Leasehold
Tenure	For Sale
Energy efficiency rating	D
Energy efficiency	Current: 62.0, potential: 79.0
Environmental impact	Current: 58.0, potential: 65.0

## Investment returns

Current monthly rent	£550 pcm
Current rental yield	6.7%
Potential market value rent	£693 pcm
Potential rental yield	8.4%
Estimated monthly capital appreciation	-£67
Area capital appreciation rate	-0.3%

## Market dynamics

Market velocity	Slow moving
Average days on market	435
Monthly stock turnover	7%
5-year net area growth	+15.2%

# Features

BUY TO LET INVESTORS ONLY-SOLD WITH TENANT IN SITU

Current Rent £500 pcm-Gross Yield 10%

Leasehold-125 Years on completion of Sale

Allocated Parking x 1

Ground Floor with Communal Gardens

Flat is approx 284 Sq Ft-Check Lenders Criteria as below 300 Sq Ft

Council Tax Band A

EPC D-Potential C

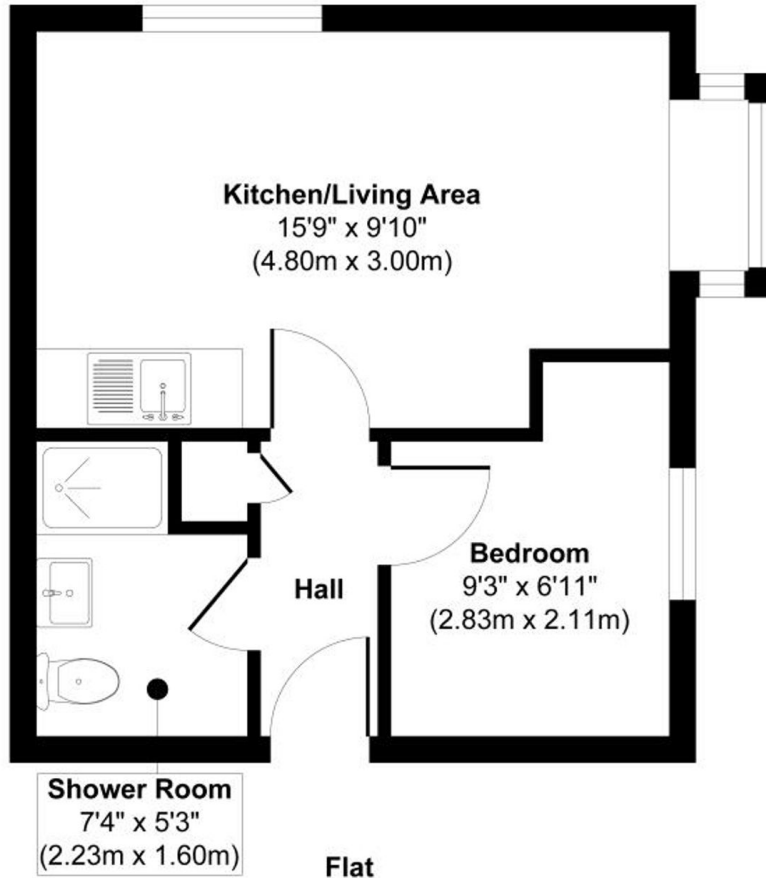
Grout Rent £0 pa

Service Charge £840 pa

BUY TO LET INVESTORS ONLY-SOLD WITH TENANT IN SITU CURRENT RENT £500 PCM GROSS YIELD 10% PA  
125 YEAR LEASE ON COMPLETION EPC D-Potential C <https://find-energy-certificate.service.gov.uk/energy-certificate/0144-2865-6561-9408-1101> This compact one bedroom ground floor flat is an ideal opportunity for buy to let investors, as it is offered for sale with a tenant in situ. Currently achieving a rental...

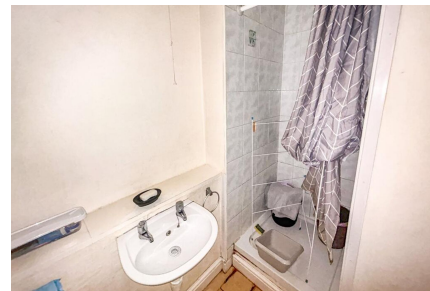
View full description at <https://www.moveplaces.co.uk/properties-for-sale/73c622fc-b0fe-4d8d-b8a5-12eb4ee3decd>

# Floor plans



**Approx. Gross Internal Floor Area 284 sq. ft / 26.36 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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