



Property details	
Beds	2
Baths	2
Parking spaces	1
Reception rooms	1
Gardens	1
Status	Leasehold
Tenure	For Sale
Energy efficiency rating	C
Energy efficiency	Current: 78.0, potential: 78.0
Environmental impact	Current: 80.0, potential: 80.0
Investment returns	
Current monthly rent	£720 pcm
Current rental yield	3.8%
Potential market value rent	£1159 pcm
Potential rental yield	6.1%
Estimated monthly capital appreciation	-£561
Area capital appreciation rate	-0.8%
Market dynamics	
Market velocity	Average turnover
Average days on market	45 days
Monthly stock turnover	35%
5-year net area growth	+0%

Features

BUY TO LET INVESTORS ONLY SOLD WITH TENANTS IN SITU

Current Rent £1400 pcm Gross Yield 7.3% pa

Leasehold 105 Years Remaining

Council Tax Band C

EPC Rating C - Potential C

Ground Rent £250 pa

Service Charge 2026 £2007.90

Allocated Parking x 1

Ground Floor Flat with Private Courtyard

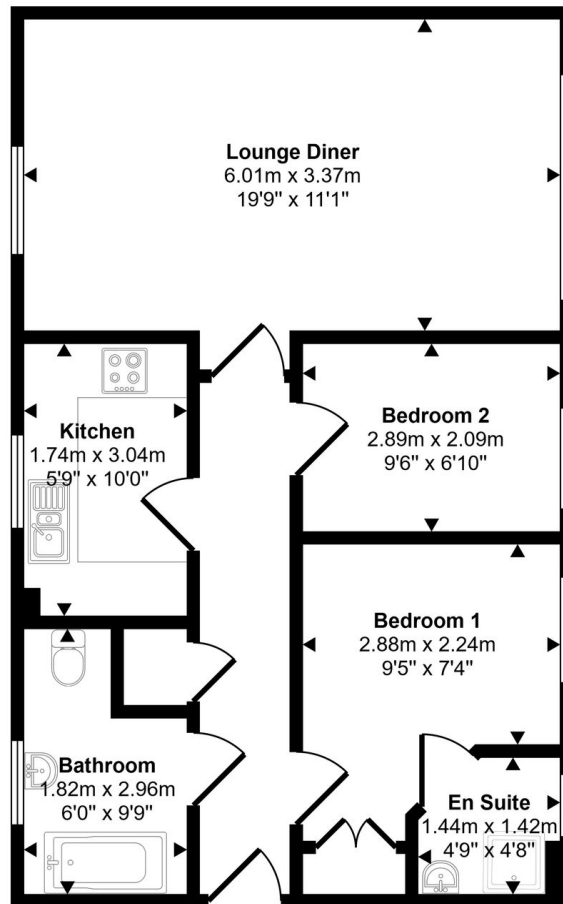
Family Bathroom plus Ensuite to Master

PRICED TO SELL - BUY TO LET INVESTORS ONLY SOLD WITH TENANTS IN SITU This well-presented two bedroom ground floor flat is an excellent opportunity for buy-to-let investors, offered for sale with tenants in situ. The property currently achieves a rent of £1,400 per calendar month, providing a gross yield of 7.3% per annum. Inside, the accommodation comprises a spacious open-plan living and dining a...

View full description at <https://www.moveplaces.co.uk/properties-for-sale/81b29a87-546f-4a13-a9fe-3055b4e41825>

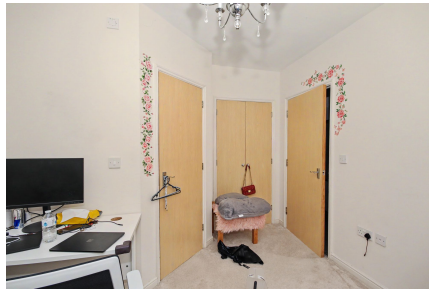
Floor plans

Approx Gross Internal Area
57 sq m / 615 sq ft



Floorplan

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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