



Property details	
Beds	2
Baths	1
Parking spaces	1
Reception rooms	1
Status	Leasehold
Tenure	For Sale
Energy efficiency rating	C
Energy efficiency	Current: 78.0, potential: 78.0
Environmental impact	Current: 81.0, potential: 81.0
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

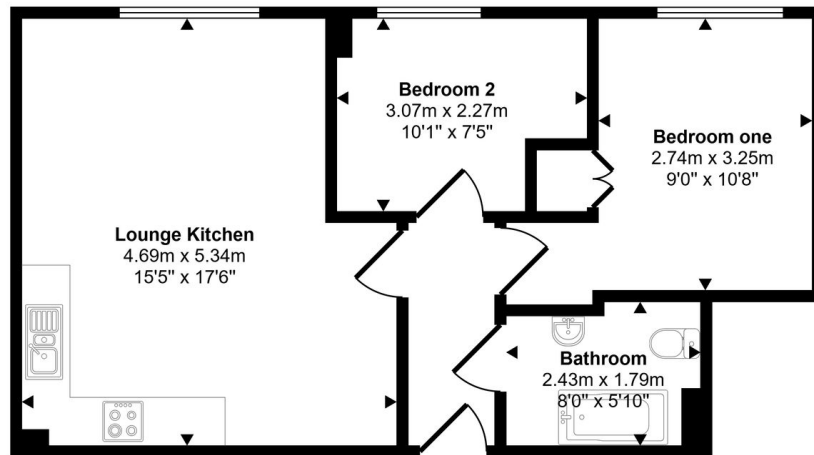
Council Tax Band B  
Tenure Leasehold-163 Years Remaining on Lease  
EPC C - Potential C  
PRICED TO SELL! VACANT & CHAIN FREE  
Allocated Parking x 1  
Spacious Open Plan Living/Kitchen/Diner  
Potential Rent £1,100 pcm = 9.4% Gross Yield pa  
Ground Rent £150 per annum  
Service Charge £1500 per annum  
3rd Floor Apartment

PRICED TO SELL! VACANT & CHAIN FREE LEASEHOLD-163 YEARS REMAINING GROUND RENT £150 PA SERVICE CHARGE £1500 PA This well-presented two-bedroom 3rd floor flat is offered to the market with no onward chain and is priced to sell, making it an excellent opportunity for first-time buyers and investors alike. Situated on a long leasehold with 163 years remaining, this property falls within Council Tax Ba...

View full description at <https://www.moveplaces.co.uk/properties-for-sale/f9bfb02f-f6ab-4bc1-9d79-57a0719e748a>

# Floor plans

Approx Gross Internal Area  
49 sq m / 532 sq ft



Third floor

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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