



The Triangle, Upton, BH16 5PG

Asking Price £137,500

- Two Double Bedrooms
- New Lease on Completion
- Private Entrance
- Close to Bus Routes
- Double Glazing
- First Floor Flat
- Spacious Throughout
- Close To Amenities
- Ideal Investment
- Must Be Seen!

The Triangle, Upton, BH16 5PG

We are pleased to offer for sale this spacious first floor flat situated in the heart of Upton close to amenities. In our opinion, this property will make an ideal first time buy or investment purchase (with simple improvements to increase the EPC score) with a rentable value of £895pcm - approx 8% gross return.



Council Tax Band: B



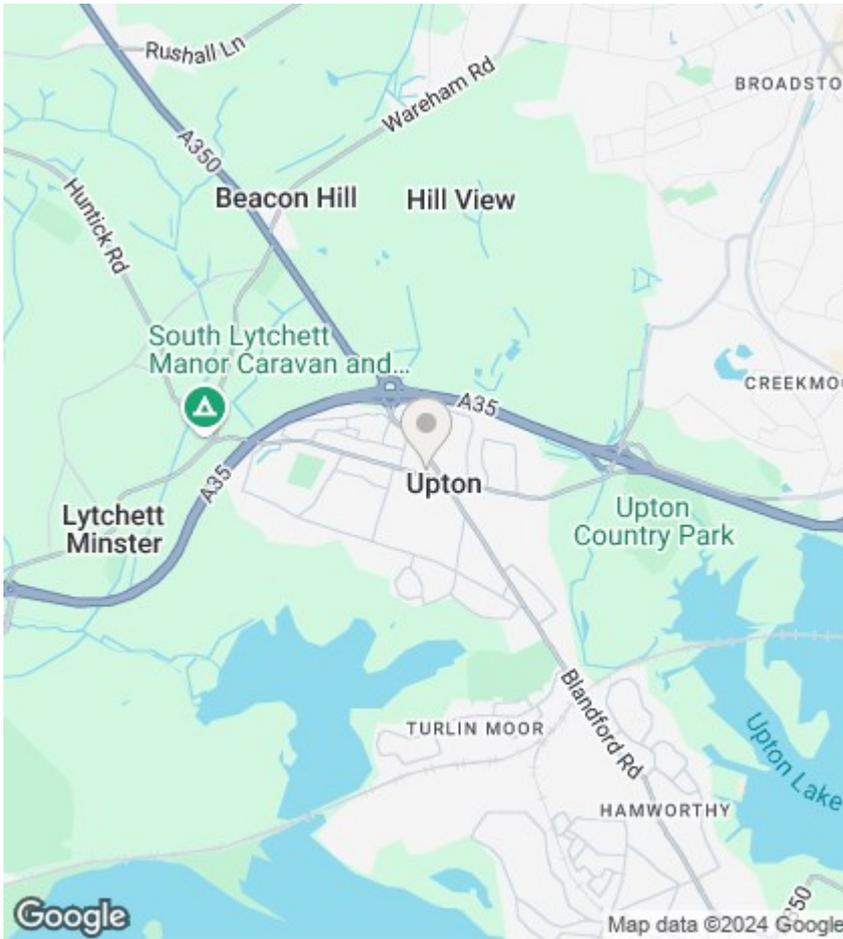
The Triangle, Upton

The generous accommodation briefly comprises; two double bedrooms, lounge, kitchen and bathroom. With a private entrance and small, westerly facing outside area (not within the title) ideal for dining table and chairs.

The property further benefits from double glazing and single garage in a nearby block with recently replaced up and over door.

The sellers will be granting a new lease on completion for the buyer, which is included in the asking price. This is expected to be 150 years with ground rent fixed at £150 per annum for the term of the lease.

Ideally situated (above the accountants) close to local amenities, bus routes and Upton Country Park, we are expecting high volumes of interest. For more information, or to arrange a viewing, please contact our Upton office.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E			
(21-38) F	31		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

