

1 Bedroom Flat for Sale - £45,000

North End, Wisbech, Cambs, PE13 1PE



KEY FEATURES

- Ground floor studio flat
- Lounge/Bedroom
- Separate kitchen
- Bathroom
- Sitting tenant paying £375 pcm
- Close to town centre & amenities
- Ideal investment!
- EPC rating - E
- No upward chain!

Description

INVESTORS - THIS ONE IS FOR YOU! Flat B Yachts View represents a great investment opportunity for someone as it has a sitting tenant already + it has a convenient location that is close to the town, park, supermarkets, shops & schools.

This studio flat includes a lounge/bedroom, separate kitchen & a bathroom. There is an electric storage heater and the property is on mains drainage.

This property is being sold with a sitting tenant paying £375pcm on a rolling contract. It is being sold with the benefit of no upward chain!

The seller informs us:

The Lease - 99 years from 1994

Service Charge - Usually £600 per annum (Has been higher the last 2 years due to maintenance)

Ground Rent - £250 per annum

All necessary documentation will be completed by the current leaseholder, who was the former freeholder for over 20 years. If further information is required from the current freeholder his agent will charge a fee around £500 plus VAT.

****Contact us today to arrange a value on this property that represents great value!****



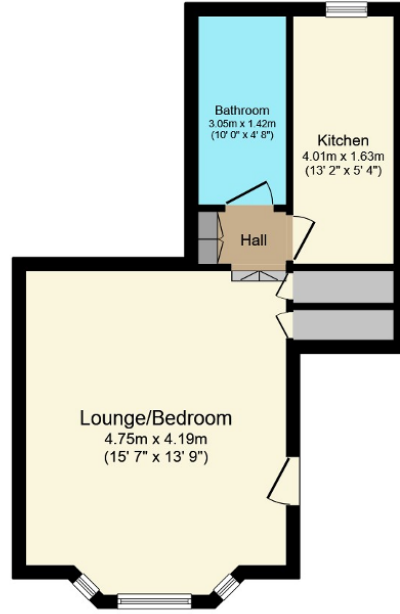
Ground Floor

Lounge/Bedroom - 15' 7" x 13' 8" (4.75m x 4.19m)

Inner Hall -

Kitchen - 13' 1" x 5' 4" (4.01m x 1.63m)

Bathroom - 10' 0" x 4' 7" (3.05m x 1.42m)



Floor Plan

Floor area 35.8 sq.m. (385 sq.ft.) approx

Total floor area 35.8 sq.m. (385 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	48 E	
21-38	F		
1-20	G		