



39d Hallcroft House Hall Street, Soham  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£125,000



## 39d Hallcroft House Hall Street

Soham, Ely

A spacious first floor flat representing an ideal first time buy or investment opportunity, currently let and producing a rental yield of approximately 7%. Comprises lounge/dining room, separate kitchen, bathroom and double bedroom. Outside there is a communal garden and two allocated parking spaces. Benefits include gas central heating and there is no upward chain.

- Spacious First Floor Flat
- Ideal Investment Opportunity Or First Time Buy
- Currently Let And Yielding Approximately 7% Return
- One Double Bedroom
- Lounge/Dining Room
- Separate Kitchen
- Allocated Parking x 2
- Council Tax A/EPC D
- Share of Freehold





### Lounge

With double glazed windows to front and rear, television point, radiator.

### Inner Hall

With radiator.

### Kitchen

With double glazed window to side, sink unit and drainer, wall and base level storage units and drawers together with matching worktop, built in electric oven, gas hob and extractor, wall mounted gas fired boiler, plumbing for washing machine, radiator.

### Bathroom

With low level WC, pedestal wash basin, bath with shower attachment from the taps, radiator.

### Bedroom

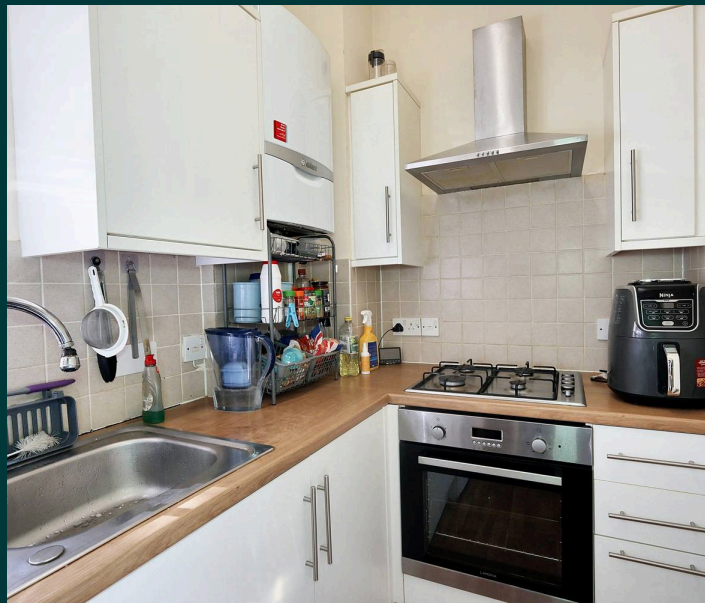
With double glazed window to front, radiator.

### Outside

There are communal gardens at the rear of Hallcroft House together with two allocated parking spaces.

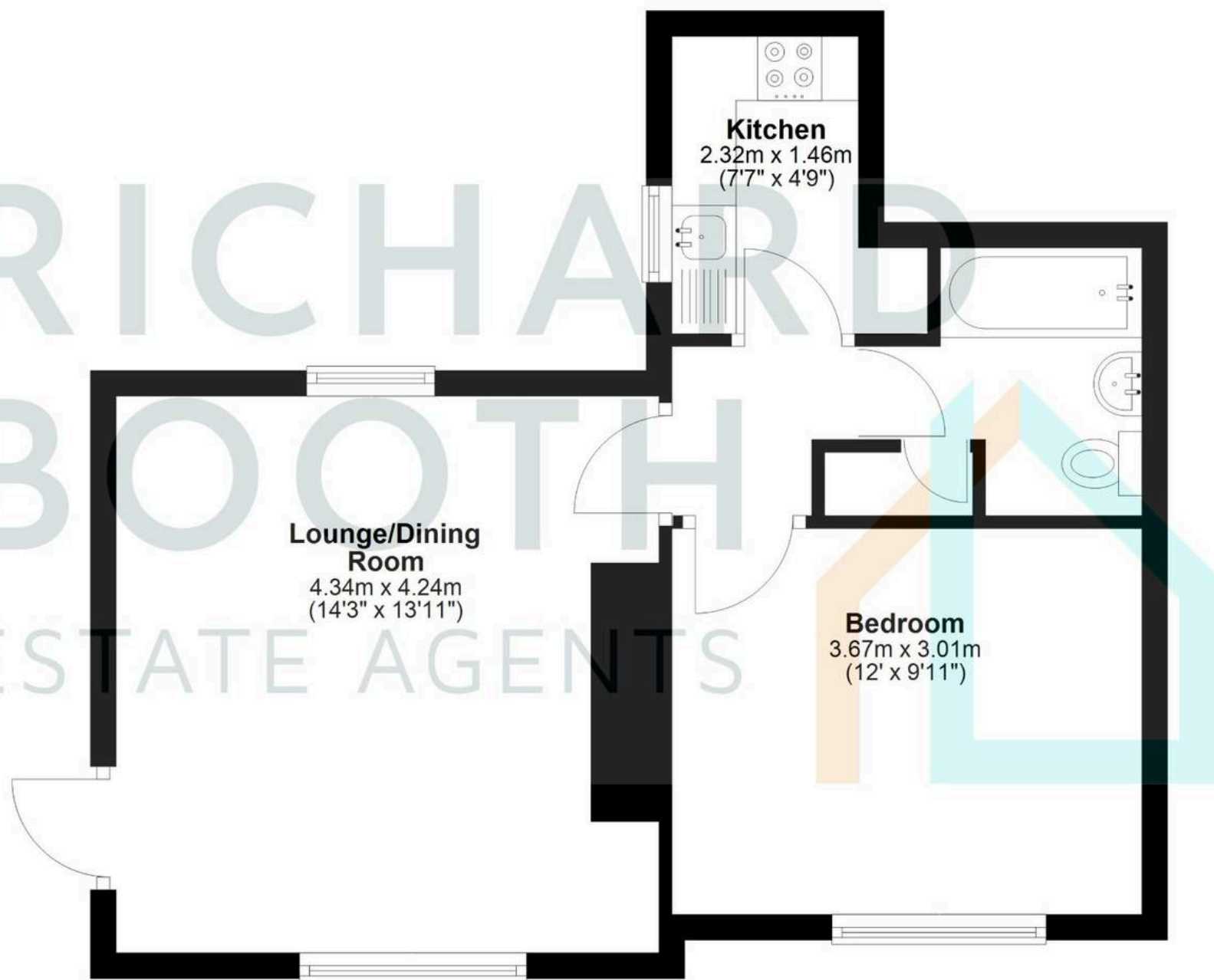
### Agents Note

Tenure is Leasehold with each flat owner owning a share of the Freehold. A 999 year lease was granted on 20th February 2020 and expires on 20th February 3019. There is no ground rent but an annual service charge which is currently £600 per annum.



## First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 40.3 sq. metres (433.7 sq. feet)





## Richard Booth Estate Agents

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