



**Apartment 6, Hailgate House 41 Hailgate
Howden DN14 7SL**

**£55,000
LEASEHOLD**

**** INVESTMENT OPPORTUNITY ****

BEING SOLD WITHOUT VACANT POSSESSION

A first floor apartment situated in the popular Hailgate House development close to local amenities. The property has the benefit of gas central heating and offers 1 bedroom accommodation. Open plan Kitchen/Living area.

EPC: D



- First floor apartment
- Gas central heating
- 1 bedroom
- Open plan living/kitchen area
- A range of appliances

Entrance Lobby

KITCHEN/LIVING AREA

Open plan living/kitchen area. A range of fitted base and wall units with laminate work tops and a tiled surround. There are a variety of integrated appliances that include a fitted cooker and a four ring gas hob with a stainless steel extractor fan above and an integrated dishwasher, double drainer sink, fridge, freezer and washing machine. There is also a wall mounted Ideal gas boiler. Two central heating radiators.

Bedroom One

One central heating radiator.

Bathroom

White suite with panelled bath with mains shower over, pedestal wash hand basin and a low flush w.c. There is also a chrome heated towel rail. Fully tiled walls and floor.

Tenancy Details

This property is being sold with a tenant in-situ.

The tenant is on an Assured Shorthold Tenancy that commenced in 2020. Rent £495.00 pcm.

Lease Information

105 years remaining on a 125 year lease from 2004

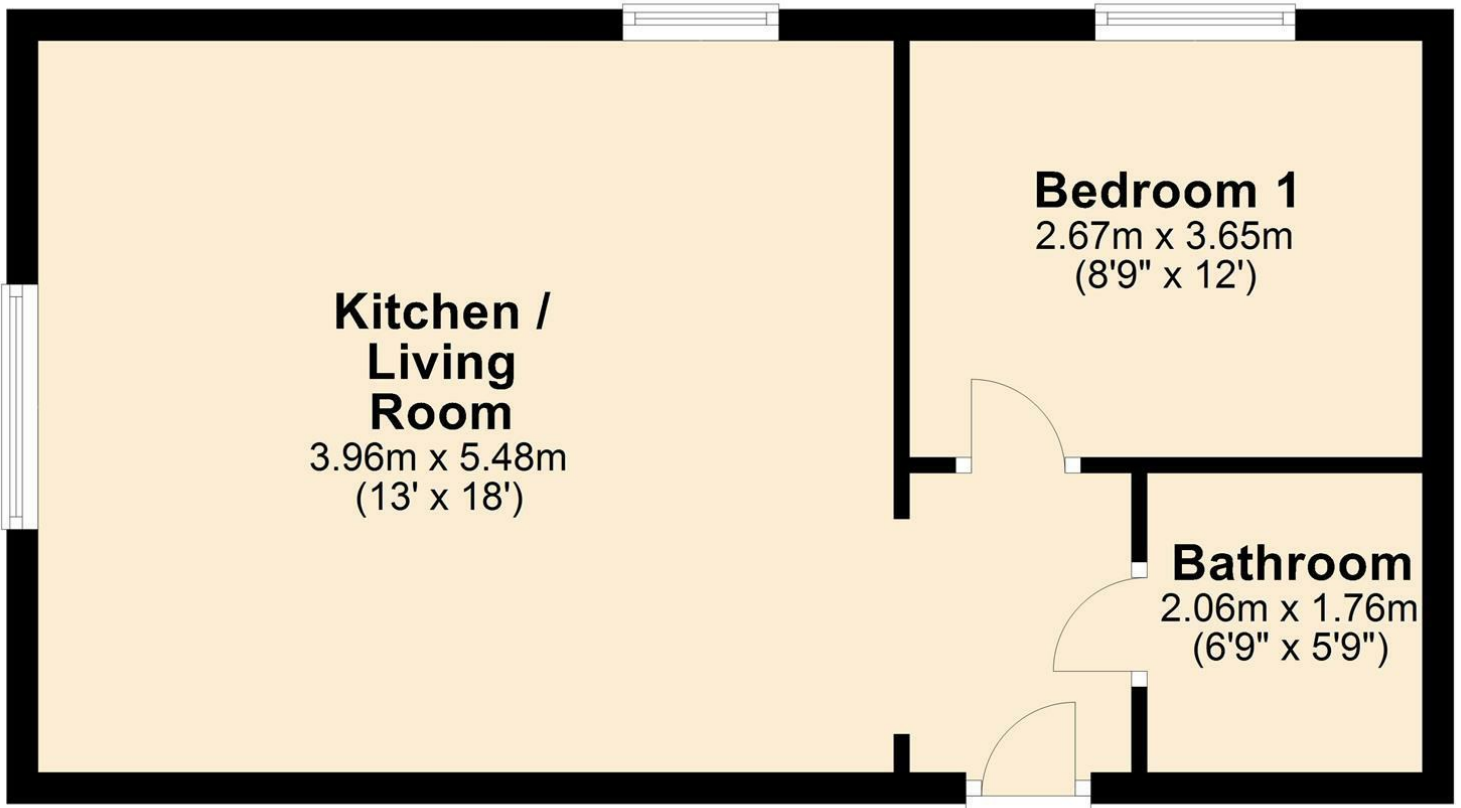
Ground rent £442.84

Service charge £1,872



- Modern decor
- Communal Parking
- For sale with a sitting tenant
- IDEAL FOR INVESTORS

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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