

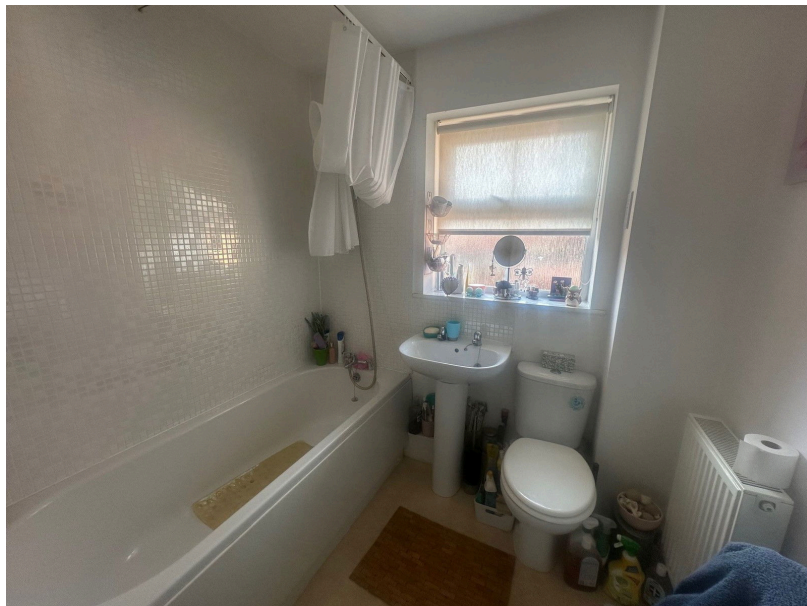


**HENDERSON
CONNELLAN**
ESTATE AGENTS

Conyger Close, Great Oakley, Northamptonshire, NN18 8FW

£145,000

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"Elevated Living"

This first floor maisonette is currently tenant occupied making it an ideal buy to let opportunity the seller also owns the ground floor flat below number 54, which is also tenanted and is being offered for sale. The seller is happy to sell to either a landlord or owner occupier. The accommodation comprises entrance hall with stairs rising to the main accommodation. There is a lounge/diner, fitted kitchen, two bedrooms and a bathroom. Outside there is an allocated parking space.

Description:

Well located within Great Oakley this property is just a short distance to an Aldi and also a Morrison's mini market.

The property can be sold with NO CHAIN or as an ongoing buy to let as there is a long term tenant in situ currently paying £850.00 PCM

The accommodation comprises entrance hall with stairs rising to the first floor and main accommodation.

The lounge/diner is open plan and connect to the kitchen which is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap. There is a built in oven, gas hob and extractor hood.

From the inner hall there are two bedrooms and a bathroom which includes a side panel bath with mixer shower over, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Encore Estates Service Charge @ £91.46 per month.

Meadfleet (Open Space Maintenance) @ £73.51 per quarter.

The yearly Ground Rent (Estates and Management) on the property is £150.00 and there has been deed of variation amended last year on the property to come off the doubling ground rent every 10 years so the cost is fixed.

Room Measurements:

Living/Dining Room 5.38m x 3.43m (17'8" x 11'3")

Kitchen 3.58m x 1.85m (11'9" x 6'1")

Bedroom One 5.94m x 2.44m (19'6" x 8'0")

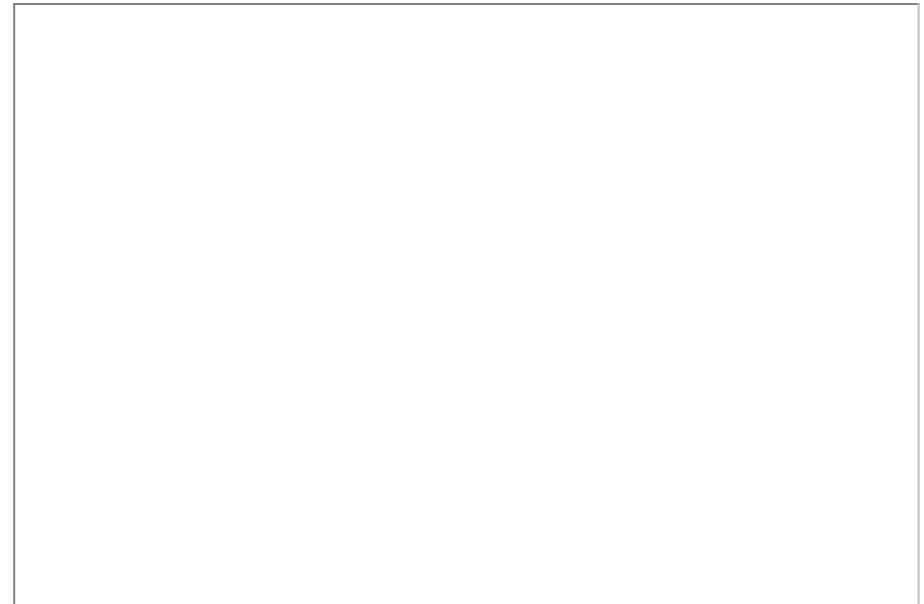
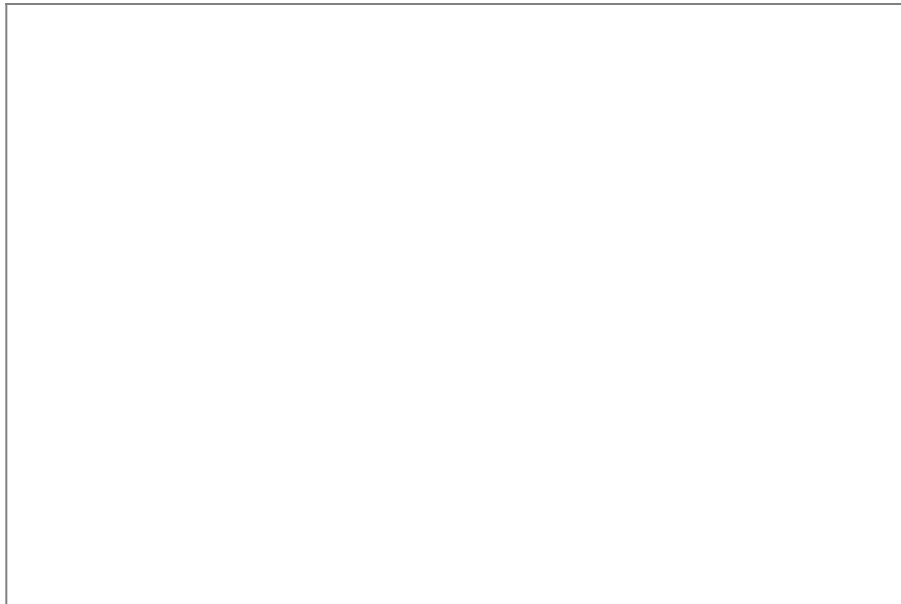
Bedroom Two 2.82m x 2.08m (9'3" x 6'10")

Bathroom 2.08m x 0.91m (6'10" x 3'0")





- Maisonette Flat - First Floor with Own Front Door
- Two Bedrooms
- Allocated Parking Space
- Great Buy to Let Opportunity - currently Tenanted £895.00 PCM
- Bathroom
- Lounge/Diner
- Gas Fired Central Heating System
- uPVC Double Glazed Windows



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby,
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