



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Conyger Close, Great Oakley, Northamptonshire, NN18 8FW

£145,000

2 1 1



"Level Living"

This ground floor flat is currently tenant occupied making it an ideal buy to let opportunity the seller also owns the maisonette flat above number 52, which is also tenanted and is being offered for sale. The seller is happy to sell to either a landlord or an owner occupier. The accommodation comprises entrance hall, 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 £895.00 PCM

The accommodation comprises entrance hall from which there is a generous sized storage cupboard.

The lounge/diner is open plan and connects to the kitchen which is fitted with a range of wall and base level units with worksurfaces incorporating a sink with drainer and mixer tap. There is an electric oven, gas hob and an 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:

Lounge Diner 5.13m x 3.43m (16'10" x 11'3")

Kitchen 3m x 1.83m (9'10" x 6'0")

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

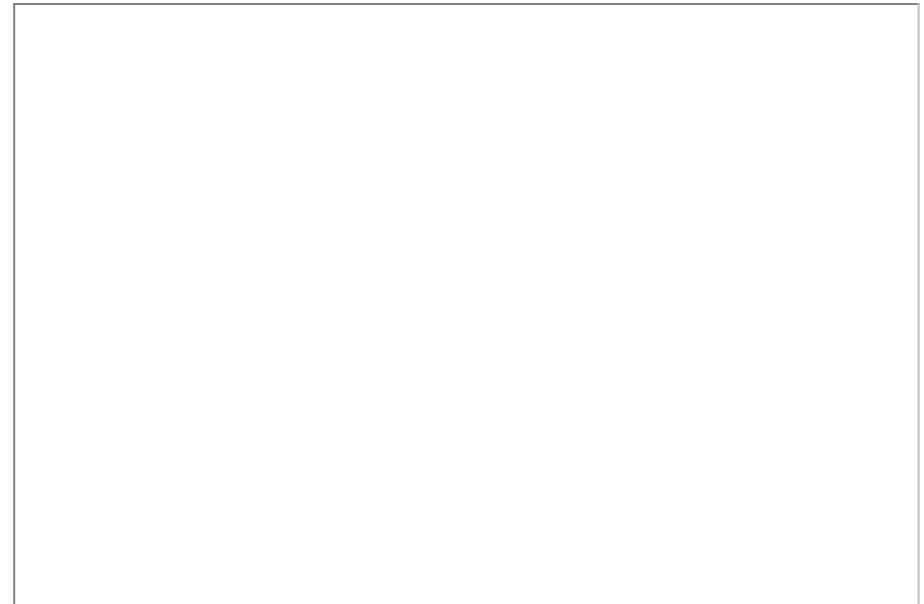
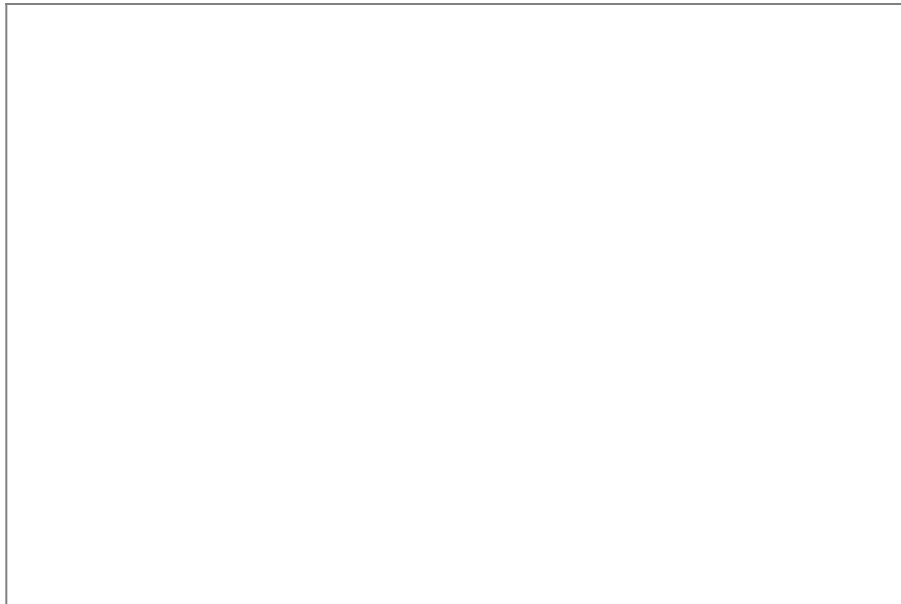
Bedroom Two 2.82m x 2.08m (9'3" x 6'10")

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





- Great Buy to Let Opportunity - currently Tenanted £850.00 PCM
- Allocated Parking Space
- Two Bedrooms
- Lounge/Diner
- Gas Fired Central Heating System
- uPVC Double Glazed Windows.
- Bathroom



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.

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