

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



### Flat 7 Rapley Court, Stamford Avenue

, Hayling Island, PO11 0BN

**£175,000**

Arden & Way are delighted to offer this two-bedroom ground floor flat to the market, presented with no onward chain and benefitting from its own private entrance. Ideally located in the highly desirable West Town area, the property is positioned within approximately 100 yards of West Town Park and just a short stroll from the seafront.

The flat offers bright, well-proportioned accommodation throughout, featuring double glazing and gas central heating. Internally, the property comprises an entrance hallway, two double bedrooms, a spacious lounge, a fitted galley style kitchen, and a family bathroom. Rapley Court is prominently situated on the corner of Stamford Avenue and the seafront road and enjoys communal gardens, including a dedicated clothes drying area.

The property is currently tenanted, providing an immediate income stream for investors. With approximately 117 years remaining on the lease, a low service charge, and we are advised that the ground rent and service charge are approximately £300 per quarter, this represents a compelling investment opportunity. The property currently achieves a gross rental yield of 6.86% and a net rental yield of 6.17%, highlighting its strong income potential.

For more information or to arrange a viewing please contact Arden & Way

#### Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



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Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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