



The Hedgerows, Sleaford
£97,500



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- Apartment
- Two Double Bedrooms
- Sold with Tenants in Situ
- Current yield of approx 6.7%
- Council Tax Band A
- Close Walking Distance to Town Centre
- Well Presented
- Leasehold
- EPC rating C



ATTENTION INVESTORS Sold with Tenant in Situ, this Two Double Bedroom is within close walking distance of Sleaford Town Centre and currently provide a rental yield of 6.7%. Comprising, Lounge, Kitchen Diner, Two Double Bedrooms and Family Bathroom - the apartment is well presented by the current tenants.

Hallway

With Entrance Door and storage cupboard.

Lounge

3.14m x 3.96m (10'4" x 13'0")

With TV point, BT point, window to front aspect and radiator.

Kitchen Diner

2.64m x 3.96m (8'8" x 13'0")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, integrated oven with 4 ring hob and extractor hood over, space for fridge freezer and window to side aspect.

Bedroom One

2.65m x 4.41m (8'8" x 14'6")

With window to rear aspect and radiator.



Bedroom Two

3.14m x 4.41m (10'4" x 14'6")

With window to rear aspect and radiator.

Family Bathroom

0.00m x 0.00m (0'0" x 0'0")

Three piece suite comprising panelled bath with mains fed shower over, pedestal hand wash basin, low level wc, extractor fan and radiator.

Agents Note

We have been informed but our client that the annual service charge for this property is £1440.00 per year, the annual ground rent is £250.00 per year. The leasehold currently has 990 years remaining.

Agents Note

These are draft particulars awaiting vendor approval.

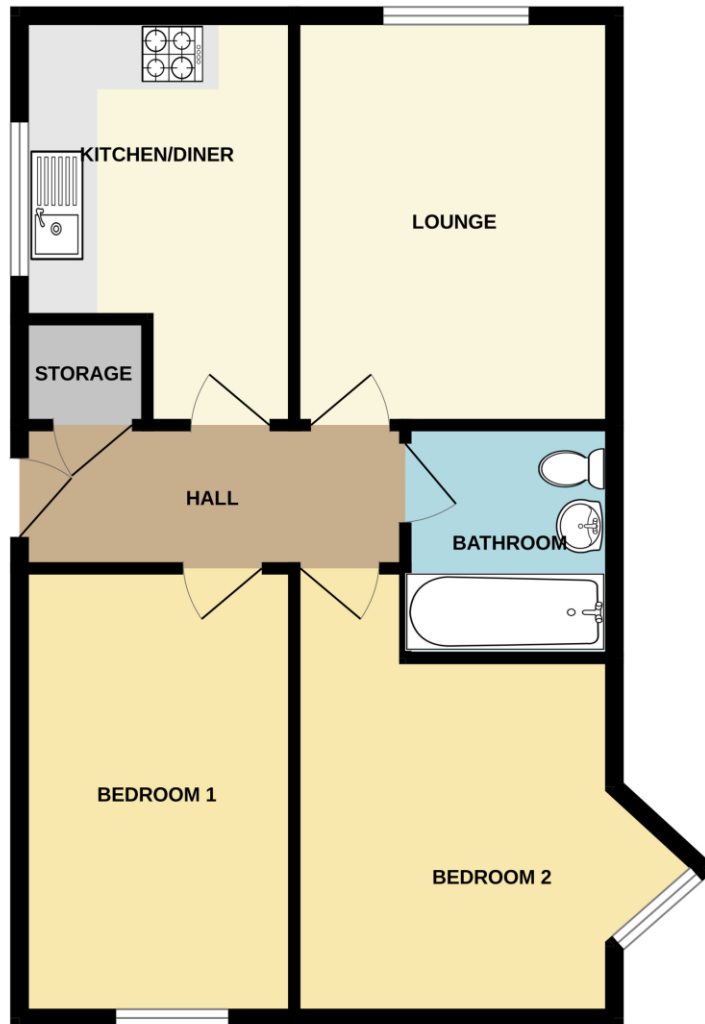
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Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.

Floorplan

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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