



The Hedgerows, Sleaford
£83,000



- Apartment
- Two Double Bedrooms
- Sold with Tenants in Situ
- Current yield of approx 6.7%
- 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

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

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

Kitchen Diner

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

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

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

With window to rear aspect and radiator.



Bedroom Two

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

With window to rear aspect and radiator.

Family Bathroom

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

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Floorplan

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



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