



**The Hedgerows, Sleaford**  
**£83,000**



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- 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.

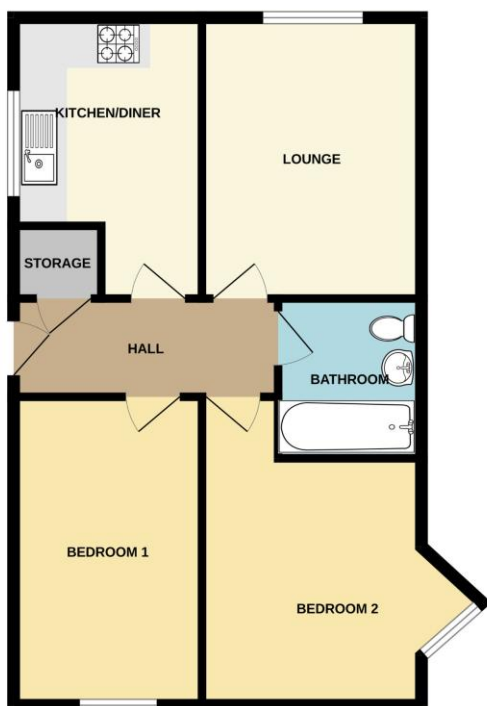
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## Floorplan

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



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