

- IDEAL INVESTMENT OPPORTUNITY!
- 9% Yield (Based on £525 PCM rent)
- First Floor Flat with Balcony
- 2 Double Bedrooms
- Lounge
- Fitted Kitchen & Bathroom
- Close to Local Amenities & Bus Routes
- Chain Free

Grange Lane South, Ashby, DN16 3AT,
£69,950



TO BE REDECORATED, RECARPETED AND NEW BOILER FITTED IN APRIL 2023! A fantastic investment opportunity with a potential rental yield of 9% (based on a monthly rent of £525) in a prime location nearby to a range of essential amenities and bus routes. The accommodation briefly comprises of 2 double bedrooms, bathroom, lounge and fitted kitchen with pantry cupboard and door to balcony. Outside the property has a lawned garden to the rear and a shed. We are advised by the current vendor that the property is to be offered as chain free with a 125 year lease from 1995 and a service charge of £25 per calendar month. Call today to view! Leasehold. Council tax band: A.



Entrance

Having door into porch with further door into hallway.

Hallway

Having stairs rising to the first floor and storage cupboards.

Lounge

15' 1" x 11' 6" (4.59m x 3.50m)

Having uPVC double glazed windows to the rear aspects, coved ceiling and radiator.

Kitchen

11' 0" x 10' 5" (3.35m x 3.17m)

Having uPVC double glazed window to the rear aspect, door to balcony, wall and base units with work surfaces over, sink and drainer unit, oven, hob and extractor, coved ceiling, radiator, storage cupboard, space for white goods and door to pantry cupboard.

Bedroom 1

11' 5" x 10' 9" (3.48m x 3.27m)

Having uPVC double glazed window to the front aspect, coved ceiling, radiator and fitted cupboard.

Bedroom 2

14' 4" x 8' 2" (4.37m x 2.49m)

Having uPVC double glazed window to the front aspect, coved ceiling, radiator and fitted cupboard.

Bathroom

8' 0" x 5' 3" (2.44m x 1.60m)

Having uPVC double glazed window to the side aspect, low level WC, wash hand basin, panelled bath with shower over, coved ceiling and radiator.

Agents Note

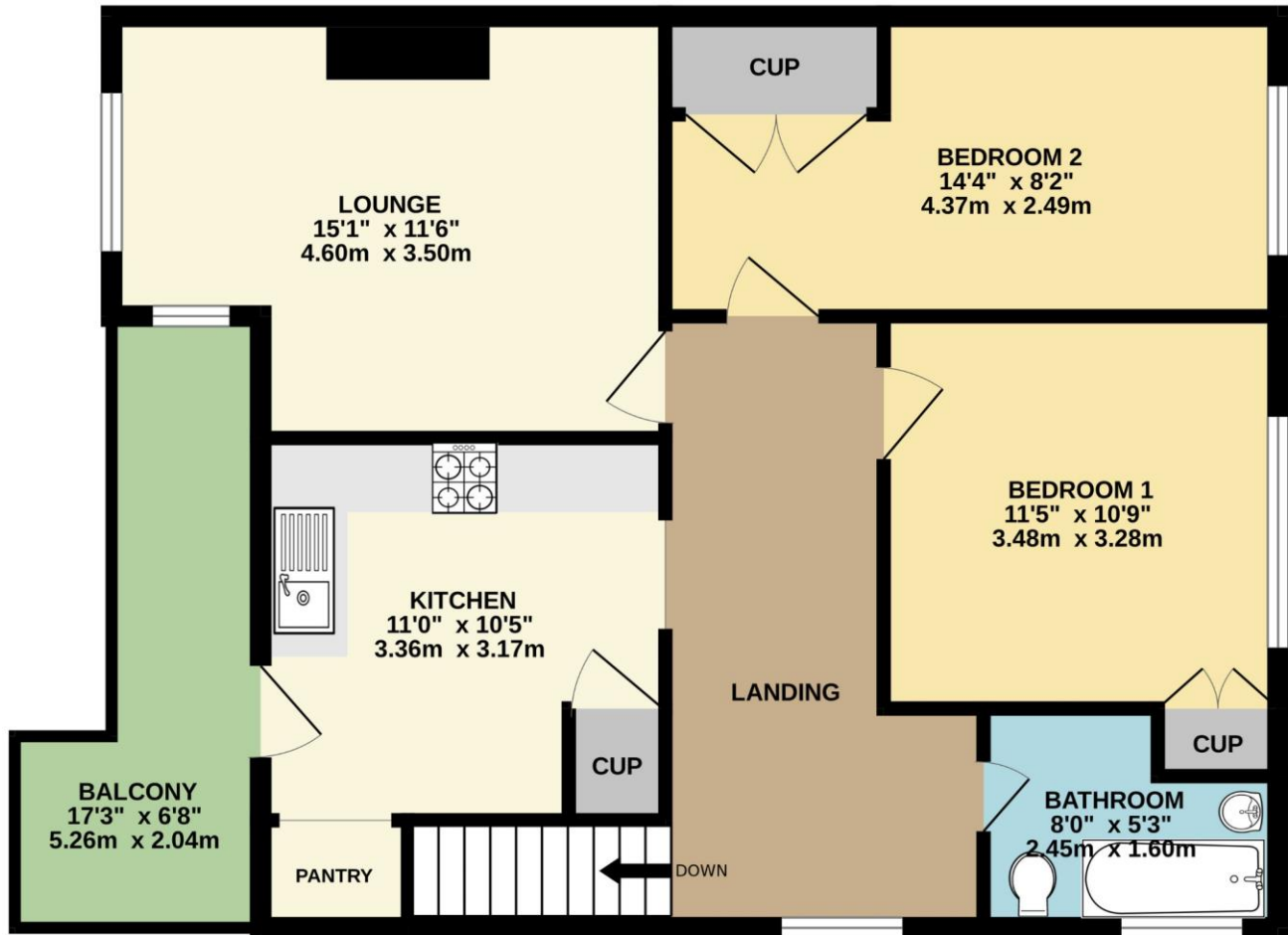
We are at liberty to disclose that the vendor of this property is an employee of Starkey&Brown.

Lease Information

125 year lease from 1995 and the service charge is £25 per calendar month.



GROUND FLOOR



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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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