



Ringwood, Hampshire

£400,000



Ringwood, Hampshire

Flat

1 Bedrooms, 1 Bathroom

£400,000

- 3 x One Bedroom Flats
- Excellent Tenants
- Monthly Rent Of £1895
- Rental Yield Before Costs 5.6%
- Low Annual Costs
- Modern Throughout
- UPVC Throughout
- Electric Boilers
- No Onward Chain
- Genuine Reason For Sale

Martin & Co Ringwood are proud to be listing this great local INVESTMENT OPPORTUNITY. Located on Ringwood High Street we have 3 flats available for purchase. Good solid RENTS with excellent long standing tenants. Call the office for more information on 01425 474005.



INVESTMENT OPPORTUNITY - BUY-TO-LET

Martin & Co are proud to offer three investment flats situated in Ringwood High Street.

The properties are currently let so offer immediate income to buyers.

- Current Yearly YIELD - 5.6%
- Monthly Rent - £1895
- Remaining Lease - 106 years
- Ground Rent £250 PA for all 3 flats
- Insurance for 2023 is £560

Apartment Content & Specification:
 Flat 1 and 2 are on the first floor and Flat 3 is on the second floor.

- Entrance hall with storage space
- Lounge
- Modern fitted kitchen
- Double bedroom
- Modern bathroom suite
- UPVC double glazing
- Centrally heated with radiators & electric boiler

The Flats are not to be sold separately.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

