



Prospect Street
Alferton



Property Description

This is an ideal investment opportunity to purchase a terraced home having been converted into two one bedroom flats. Offering a yield of 9.5% this investment opportunity is not to be missed. To the ground floor is flat 86 which has reception hall, kitchen living space with utility area, bathroom and bedroom. To the first floor is flat 86A having reception hall, living kitchen, bathroom and bedroom. Externally is a garden area being laid to lawn.

Flat 86

Reception Hall

Having laminate floor and meter cupboard.

Living Kitchen

Fitted with range of wall and base units with complementary work surfaces over incorporating a single drainer sink unit, integrated four ring electric hob and electric oven with extractor hood over. Tiled splashbacks and flooring, storage radiator and window to the rear. Laminate flooring.

Utility Area

Providing plumbing for the automatic washing machine, space for fridge freezer and entrance door to the side.

Bathroom

Three piece suite comprising of shower cubicle, vanity unit and low flush W/C. Heated tap, heated towel rail and double glazed window to the rear.

Bedroom

Double glazed window to the front and storage radiator.

Flat 86a

Reception Hall

With access to;

Living Kitchen

Fitted with range of wall and base units having work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four ring electric hob and electric oven with extractor hood over. Tiled splashbacks, storage radiator and double glazed window to the rear.

Bathroom

Three piece suite comprising of shower cubicle, wash hand basin and low flush W/C. Tiled splashbacks and xpelair.

Bedroom

Double glazed window to the front and storage radiator. An over stairs cupboard housing the plumbing for the washing machine.

Outside

The rear of the property has a garden area.

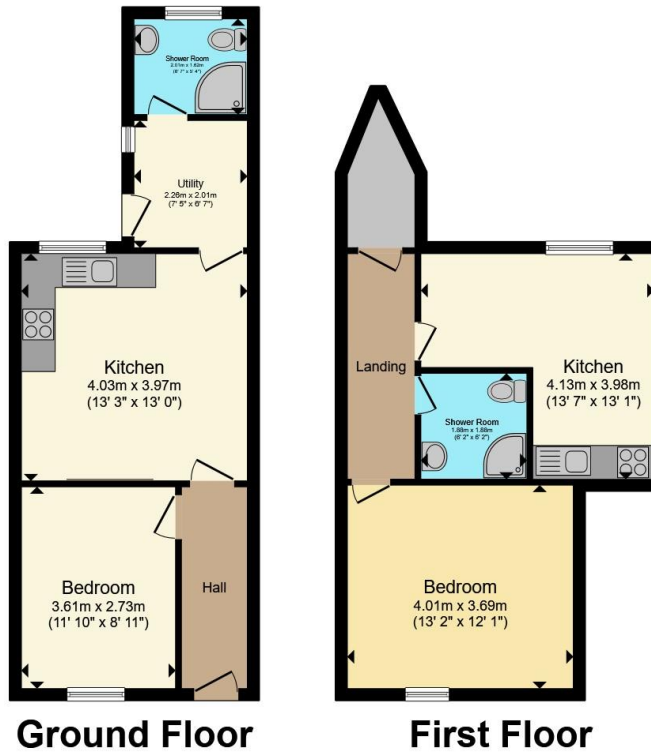
Epc

Please note as the property is two flats there are two EPC's. Flat 86 - EPC rating E
FLAT 86a - EPC rating D









Total floor area 78.3 m² (842 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: E Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF104232

Tenure: Freehold



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