

# 18 Stamford Court - Guide Price £75,000

Bury St. Edmunds IP33 2DF

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

## Features

- CHAIN FREE TOP FLOOR STUDIO APARTMENT
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING TO THE REAR
- CLOSE TO HOSPITAL & TOWN CENTRE
- KITCHEN WITH WHITE GOODS TO STAY
- DUAL ASPECT STUDIO ROOM, BATHROOM
- POTENTIAL NET YIELD OF AROUND 7.25% - 8%
- CASH BUYERS PREFERRED DUE TO LENGTH OF LEASE
- LEASE 99 YEARS FROM 15TH JANUARY 1981
- CALL US NOW TO BOOK YOUR VIEWING

## The Property

Located above the Horringer Road shops, on the outskirts of Bury St Edmunds town centre, is this top floor studio flat that is offered for sale CHAIN FREE. The property is located close to the West Suffolk Hospital and with easy access of the town centre and all amenities.

The property has the benefit of a parking space to the rear and is an ideal purchase for an investment buyer having a potential net yield of between 7.25% & 8% depending on the rent, which should be £7200 to £7800 per annum.

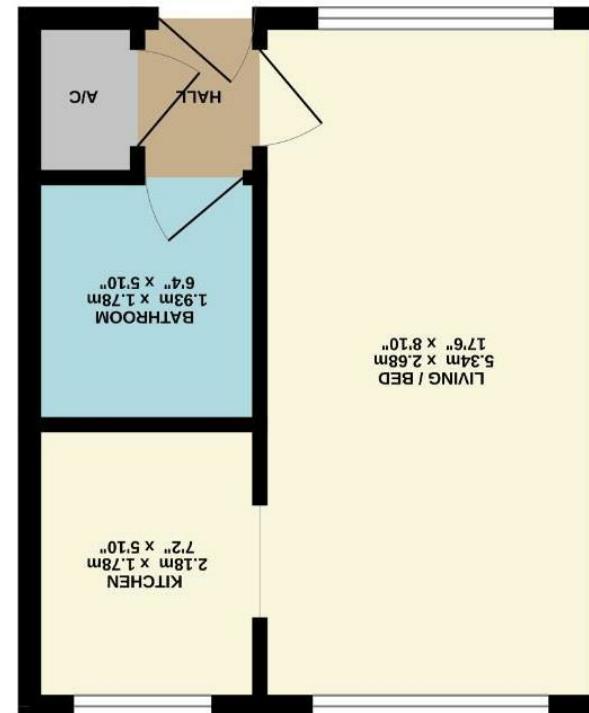
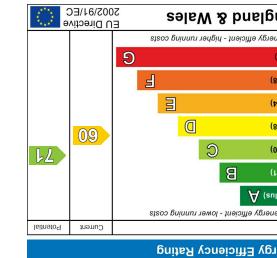
The internal accommodation comprises entrance hall, dual aspect studio room, kitchen and bathroom.

Due to the length of the lease, 99 years from 1982, cash buyers are preferred. Contact us to book your viewing - we have the key to your next property.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUNDFLOOR  
23.9 sq.m. (257 sq.ft.) approx.