



12d Elmer Street North, Grantham
Grantham

£70,000

DavidGrace





12d Elmer Street North

Grantham, Grantham

Investment opportunity! 1-bed flat on Elmer St. North. Tenant in place with 7.54% yield. Convenient location near High St., transport links. Includes bedroom, shower room, kitchen, lounge/diner.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Opportunity to Acquire an Already Tenanted Property
- Great 7.54% Yield - Immediate Return on Investment
- Currently Rented for £440 pcm
- Potential Rental with Renovation up to £600
- Prime Central Location - Situated on Elmer Street North in the Heart of Town
- Direct High Street Access - Convenient Access to Shops, Amenities, and Services
- Excellent Transport Links - Close to Grantham Train Station and the A1 for Easy Commuting
- Shower Room - Practical and Low Maintenance
- Value-Add Opportunity- Scope for Improvements to Increase Rental Value and Boost Yield
- EPC - E

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Kitchen

6' 9" x 11' 0" (2.06m x 3.35m)

Lounge

14' 1" x 16' 4" (4.30m x 4.98m)

Shower Room

6' 9" x 5' 4" (2.06m x 1.63m)

Bedroom

8' 3" x 16' 4" (2.51m x 4.98m)

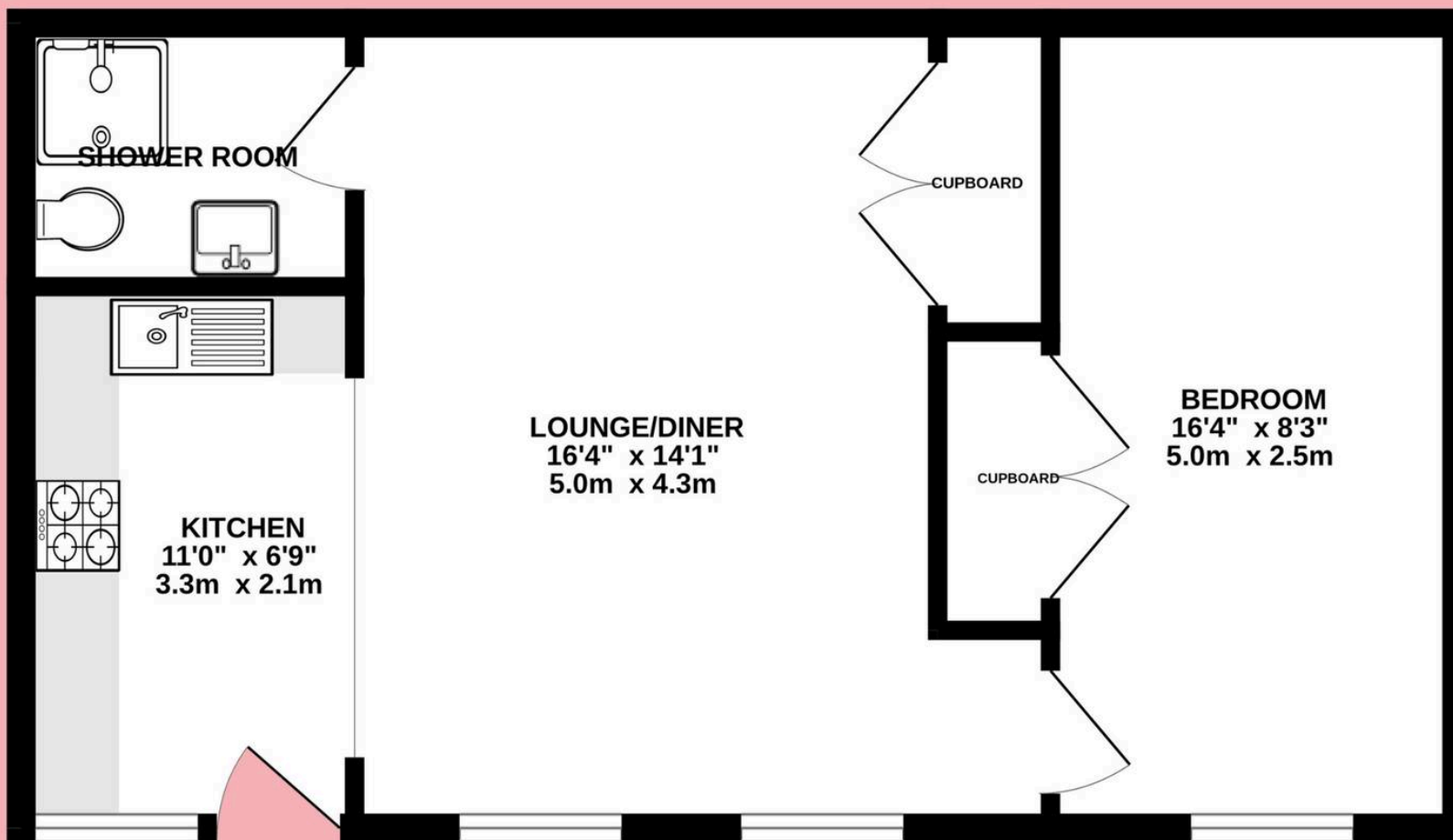




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Approx Internal area: 475 sq ft/ 44.1 m²

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