

40 Pascal Way, Letchworth Garden City, SG6 1DL
£130,000



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This One Bedroom apartment is located on the first floor of a small modern block, which in turn forms part of a development of houses built in 1986, running adjacent to a popular park in one of Letchworth's more desirable areas.

The current tenant has kept the property in good decorative order throughout and features include a fully fitted kitchen, good size lounge and modern bathroom. There is also an allocated parking space at the front with visitors parking at the rear. The service charge is £1,300 per annum and the Ground Rent £100. The current rental income is £9,600, which based on the asking price of £130,000, would provide a gross yield of 7.5% with potential to increase to at least £10,800 per year in line with market rents, which would then increase the yield to over 8%. The selling price is considerably under market value with 1 bedroom flats in the area selling on average at around £170,000. The current landlord would consider offers too, based on a swift, cash transaction.



Features

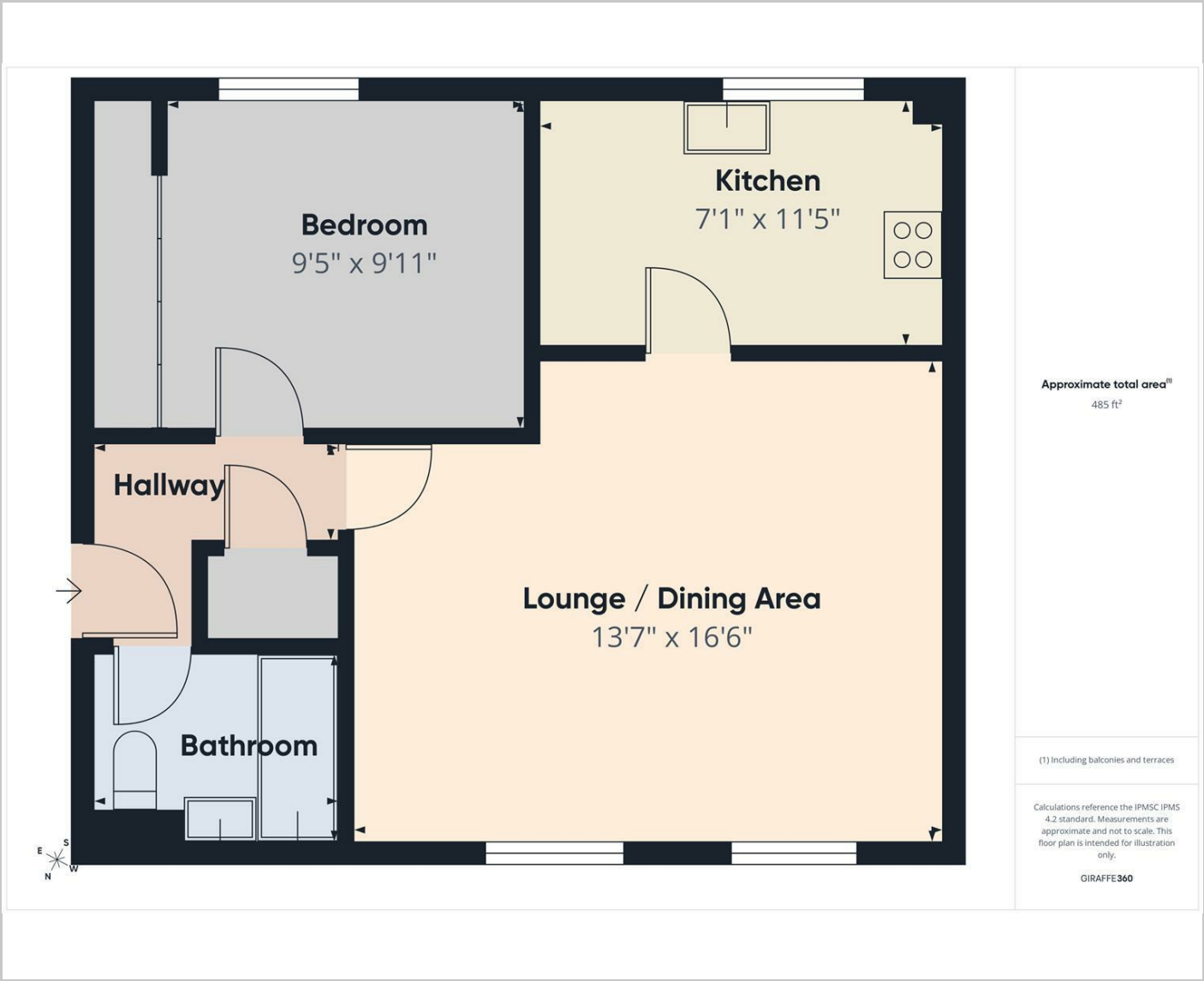
- One Bedroom
- First Floor
- Good Size Lounge
- Allocated Parking
- Additional Visitor's Parking
- Below Market Value
- Long Lease
- No Onward Chain



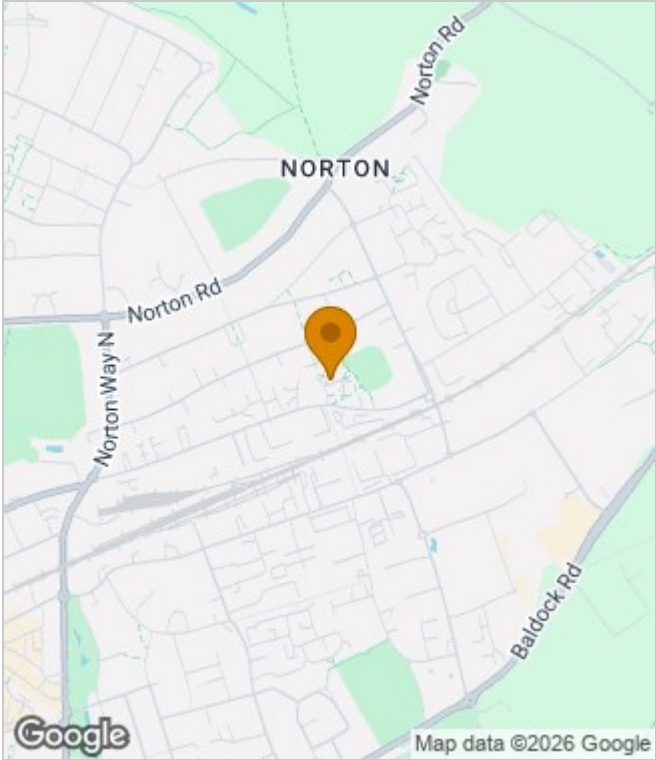
Council Tax Band: B
Floor Area: 485.00 sq ft
EPC Rating: C
Tenure: Leasehold



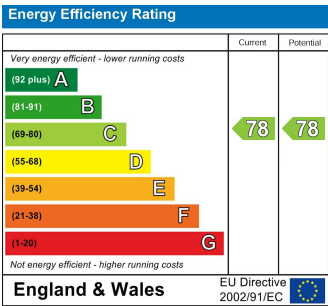
Floor Plans



Area Map



Energy Performance Graph



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