

58a Edlington Lane, Warmsworth

Doncaster

Offers Over **£50,000**









58a Edlington Lane

Warmsworth, Doncaster

One bedroom flat in Warmsworth with a 16.7% yield, tenant in situ at £575pcm, low service charge, no ground rent, near A1/M18, close to amenities. Ideal for BTL Investment with turn key income.
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- One Bedroom Flat situated in Warmsworth
- Tenant in situ paying £575pcm
- Fantastic ROI of 16.7%
- Situated in close proximity to major road networks such as A1 & M18
- Close to all local amenities including parks, schools, supermarkets and cafes
- Leasehold Property
- No Ground Rent and low service charge of £130 p/a
- EPC Rating D
- Buyer's Premium Applies*



This one bedroom flat presents an excellent investment opportunity in the sought-after area of Warmsworth, offering a compelling return on investment of 16.7% with a reliable tenant in situ currently paying £575pcm.

Thoughtfully laid out, the accommodation comprises a comfortable living area, a well-proportioned double bedroom, and a practical fitted kitchen, providing an appealing space for tenants or owner-occupiers alike. The property benefits from a neutral, well-maintained interior, allowing for straightforward personalisation and minimal immediate expenditure. With an EPC rating of D, the flat strikes a balance between comfort and efficiency, and the leasehold tenure comes with the considerable advantage of no ground rent and a notably low annual service charge of just £130, ensuring ongoing affordability and peace of mind for investors.

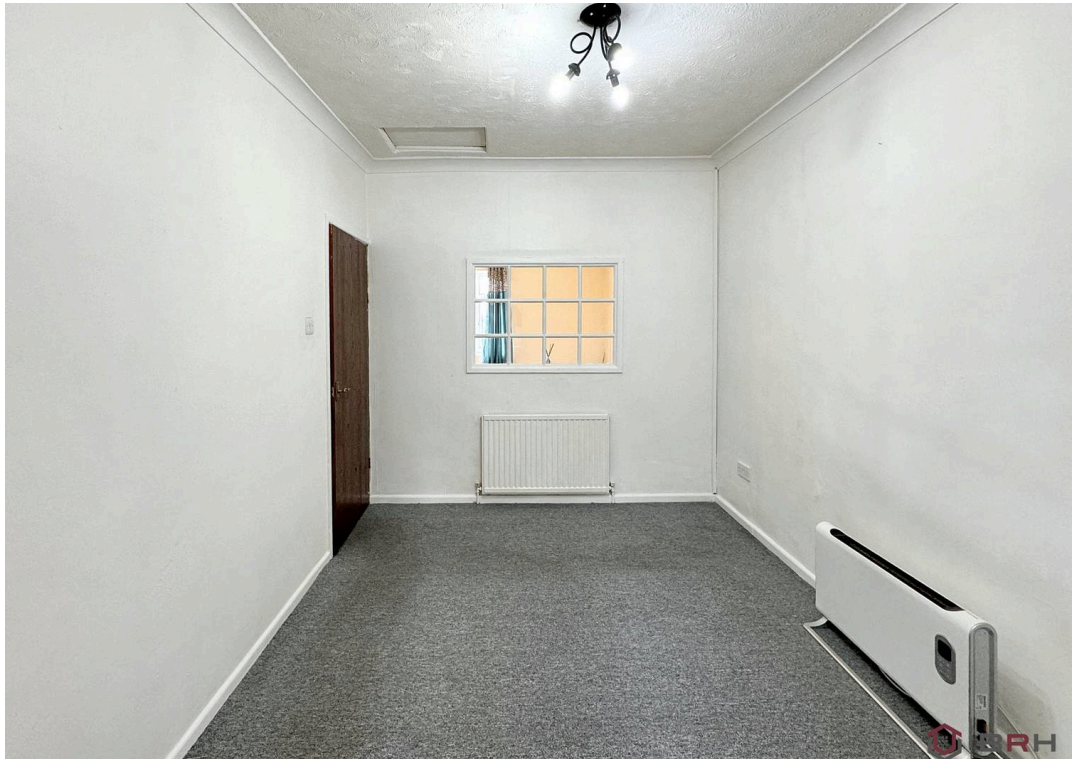
The location is particularly advantageous, positioned within easy reach of major road networks including the A1 and M18, making commuting and travel highly convenient. Residents will also appreciate the proximity to a wide range of local amenities, with parks, schools, supermarkets, and popular cafes all close by, supporting a practical and enjoyable lifestyle. This property represents a straightforward, hassle-free investment or a comfortable home in a well-connected area.

*A buyer's premium of 1% + VAT, (subject to a minimum of £2995 + VAT) of the agreed sale fee applies to this property. 25% of the total fee (a minimum of £995 + VAT) must be paid to secure the property and the remainder is payable upon exchange of contracts. Terms and conditions apply, please see the 'Buyer's Premium' page on our website for more information.

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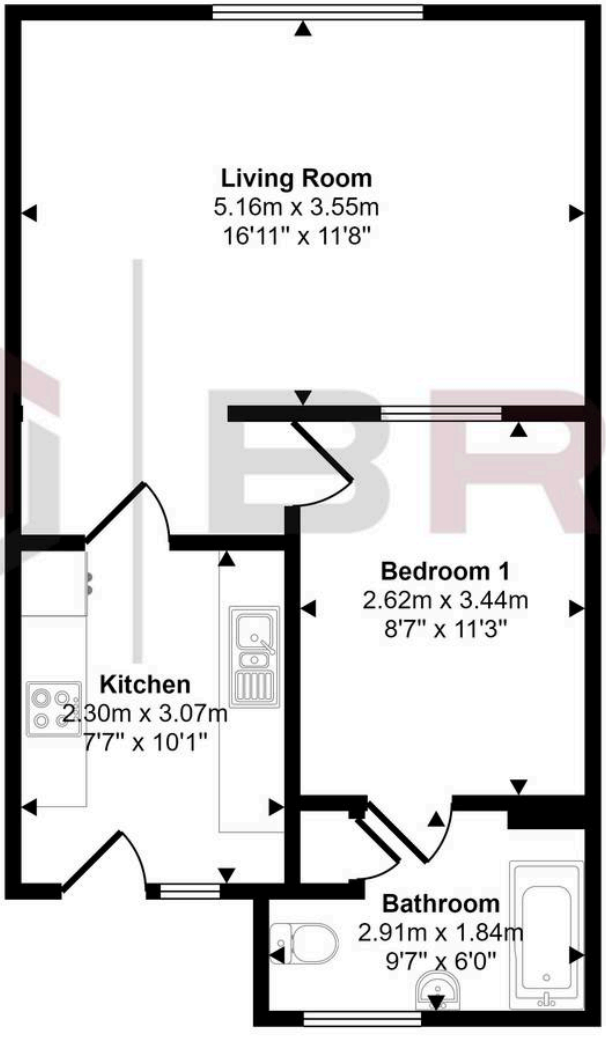






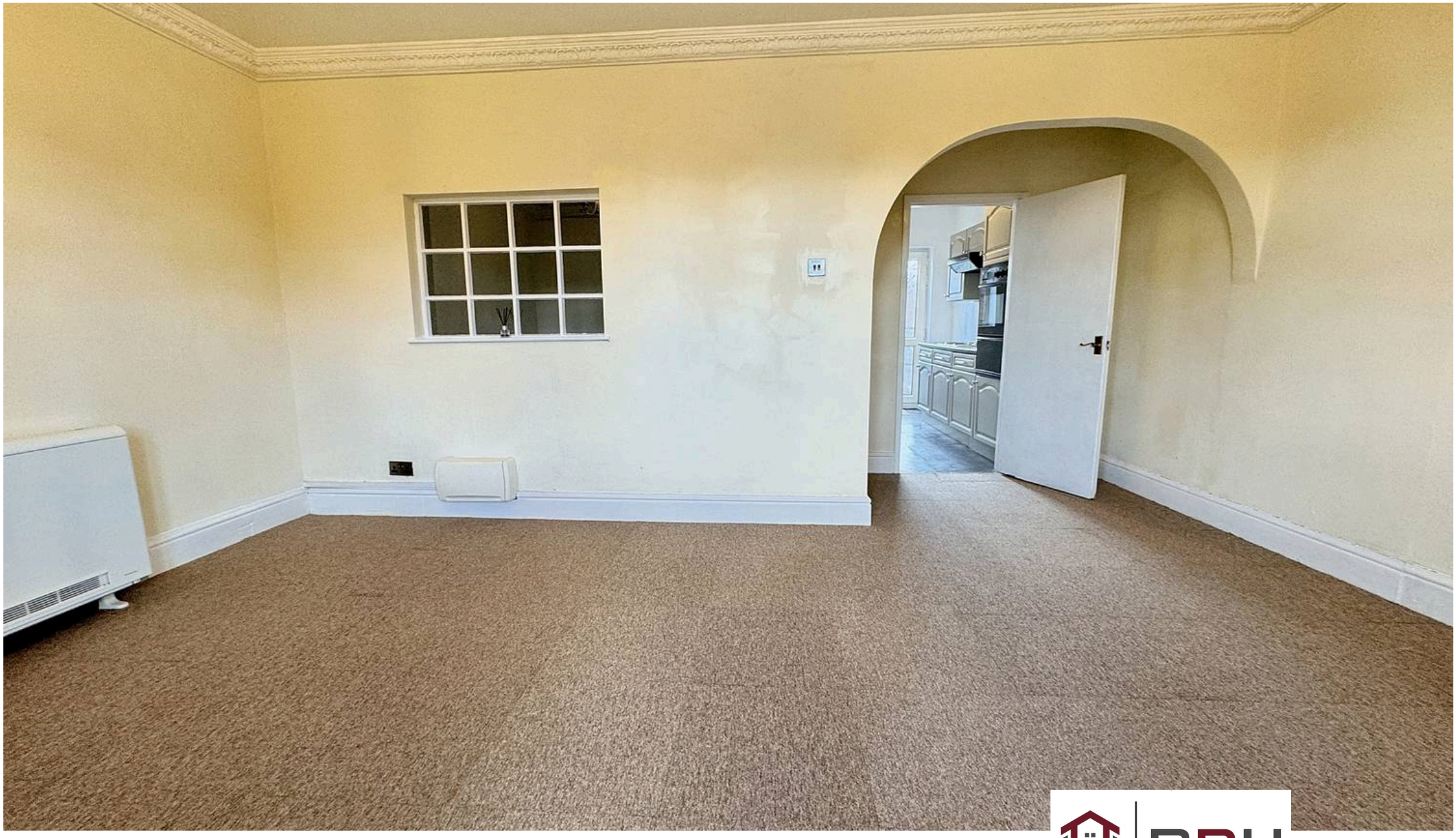


Approx Gross Internal Area
44 sq m / 475 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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