72 Rockingham Road - Guide Price £120,000

Bury St. Edmunds IP33 2SE

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

The Property

An excellent opportunity to acquire a two bedroom ground floor apartment on Rockingham Road, Bury St Edmunds, offered for sale with a tenant in situ and currently producing a rental income of £1,050 per calendar month. The accommodation comprises an entrance hall, two bedrooms, bathroom and a generous open-plan kitchen/dining/living area, providing a modern and practical layout. The property further benefits from an allocated parking space. For investors, the current rental income of £12,600 per annum represents an attractive gross rental yield of approximately 10.5% at £120,000. The property also benefits from an exceptionally long lease with approximately 965 years remaining.

Annual charges:
Service charge: £2863.89 Per annum
Ground rent: £144.80 Per Annum
Total: £3008.69 per annum

With a tenant already in situ, an established rental income, long lease and allocated parking, this represents an appealing buy-to-let investment opportunity in Bury St Edmunds. Early viewing is highly recommended. Gross yield calculated against the stated rental income and guide price, before mortgage costs, taxation, management/letting fees, maintenance and other landlord expenses.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.



Features

- Investors Only - Tenant in SITU
- 965 Year Lease
- Allocated Parking to Rear
- Two Generous Bedrooms
- Ground Floor Flat
- Open Plan Kitchen & Living Room
- Gross Yield of Approximately 10.5%
- Easy to Maintain
- Outlook onto Lawn Communal area
- Easy Access to Town Centre & A14



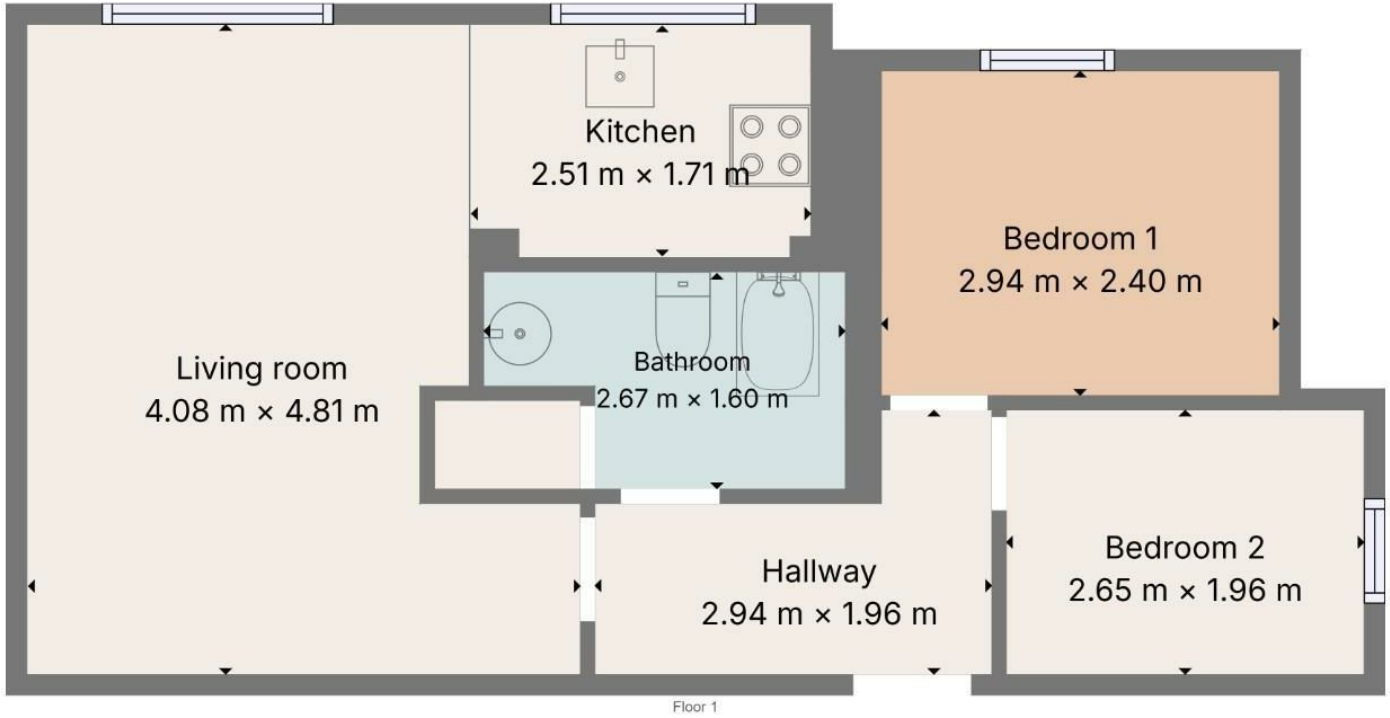






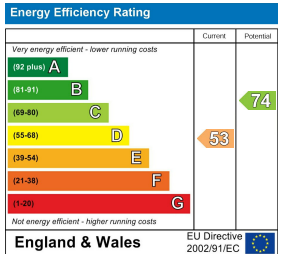
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

shires
Estate & Letting Agents





Total area: 46.2 m²
Floor 1: 46.2 m²
Sizes and dimensions are approximate, actual may vary.



rightmove.co.uk
The UK's number one property website

OnTheMarket.com

15-17 Eastgate Street, Bury St. Edmunds, Suffolk, IP33 1XX
T: 01284 760770
E: bury@shiresestateagents.co.uk