



Ham Green, Holt
Wiltshire - Offers Over £220,000



Property Description

Ham Green in Holt is a charming two-bedroom ground-floor apartment; a superb opportunity combining modern living with investment potential. Although the flat is long-leasehold, the freehold to the building is included in the sale, giving future flexibility to extend the lease if needed.

Inside, the apartment is bright and inviting. A generous open-plan kitchen and living area is warmed by huge windows flooding the space with natural light and offering lovely views over village green surroundings, an ideal spot for relaxing or entertaining.

The flat includes two good-sized bedrooms, with the principal bedroom including ample built-in storage. The bathroom has been completely modernised to a high specification, delivering a clean, crisp finish that matches the rest of the property.

This property has already established itself as a successful Airbnb investment, offering a proven income stream and strong yield. However, it also represents a perfect fit for downsizers seeking a low-maintenance home or first-time buyers wanting a turnkey home in a peaceful village setting.

Year-on-year this house has generated more income, in year one of being an Air BnB it generated £21,000. In year two, £28,000. In year three the owner expects it to generate £30,000.

With no onward chain, the sale can proceed quickly - allowing a smooth, straightforward purchase whether you choose to live in it or continue renting it out as a holiday let.

Key Facts & Figures

- Holiday Let Annual Income - **£28,000**
- Gross Annual Yield - **12.7%**
- EPC - **D**
- Council Tax Band - **C**
- Leasehold Apartment but Sold with Freehold of Building
- No Onward Chain
- No Set Service Charge or Ground Rent, dictated by you as Freeholder

Location & Area Overview

Set in the attractive village of Holt, Wiltshire, this home enjoys the calm of rural life while offering surprisingly



(Reference JF0961) Back on the market, a beautifully light and spacious two-bedroom ground-floor apartment in the heart of Holt - sold with the building's freehold - ideal for investors or first-time buyers. No onward chain, ready for immediate purchase.

Council Tax Band: B

Tenure: Leasehold

Property Type: Flat





Jack Flower

4 Keyford Mews Frome Somerset BA11 1FU

07886 214 323

jack.flower@exp.uk.com
<https://jackflower.exp.uk.com/>