



King Street
Cottingham

Guide Price £60,000 – £70,000

WIGWAM

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- Ideal for investors
- Gross yield 13%
- Large duplex flat
- Leasehold
- Central location
- 2 bedrooms

This duplex flat is now available for sale with tenants in situ, making it a perfect, ready-made investment opportunity. Situated in the highly sought-after village of Cottingham, it benefits from a prime and desirable location.

The property briefly offers an entrance hall, a well-appointed kitchen, and a spacious lounge/diner on the ground floor. Upstairs, you will find two comfortable double bedrooms and a modern bathroom.

There are 65 years left on the lease. The property is currently let by long-term tenants paying £650 per month – gross yield 13%

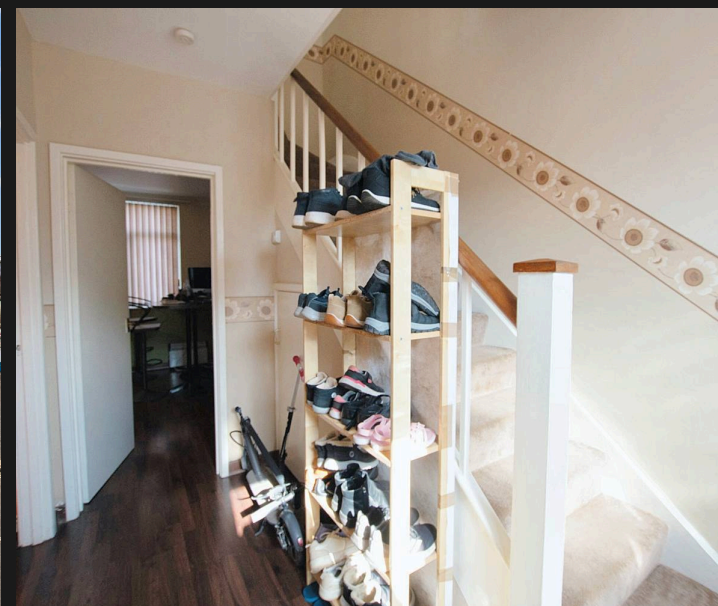
This is a fantastic opportunity for any investor looking for a property with immediate rental income in a popular area.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

With laminate flooring, double glazed window, radiators, stairs leading to the first floor, doors leading to the living room and kitchen.

Kitchen

With vinyl flooring, laminate work surfaces, double oven, radiator, hob, extractor hood, sink/drainer and double glazed window.

Lounge/Diner

With carpet & laminate flooring, double glazed windows, radiators and breakfast bar.

Bedroom 1

With laminate flooring, radiator and double glazed windows.

Bedroom 2

With laminate flooring, double glazed window and radiator.

Bathroom

With vinyl flooring, shower cubicle, towel radiator, wash hand pedestal basin, WC and double glazed window.

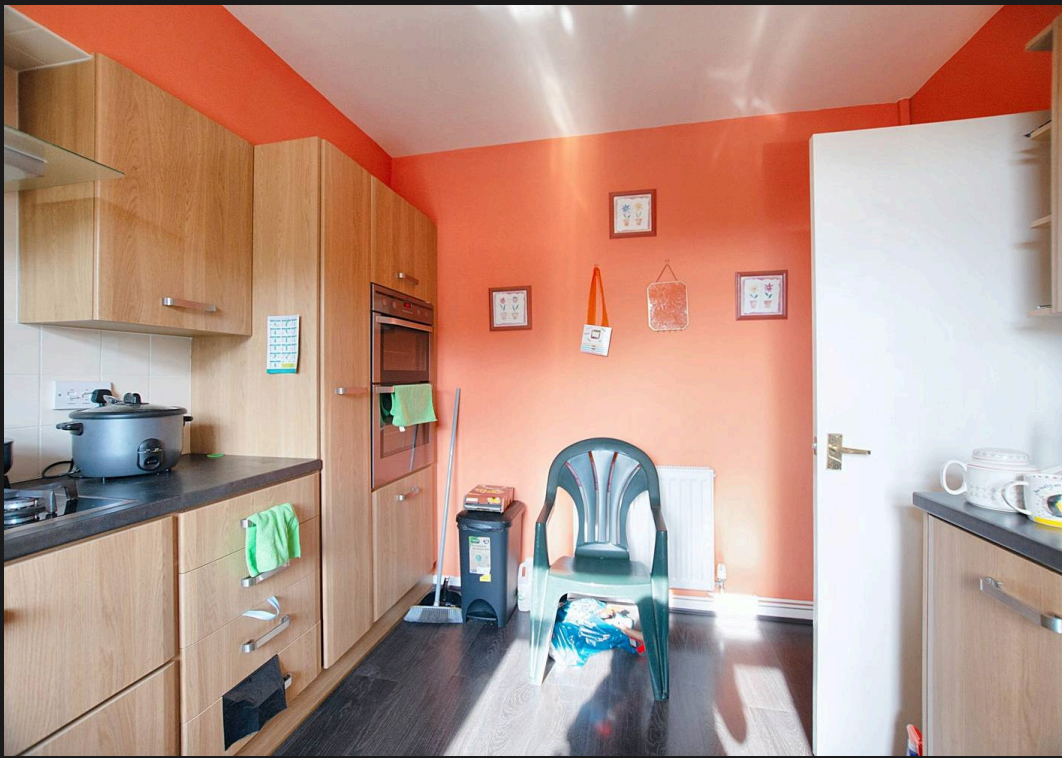
Lease Details

65 years left on the lease

Service charge - £1152.93 per annum

Ground rent - £600 per annum





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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