



JASON SIMMONS POWERED BY **exp**™ **UK**

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## 10 Mallyan Close, £84,995

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- Two bedroom Ground Floor Apartment
- Great tenanted investment, achieving £585 PCM
- Two double bedrooms
- Modern kitchen
- Allocated parking space & Communal Gardens
- Tenanted Investment property
- Recently decorated throughout
- Spacious living room / diner
- Modern bathroom
- Quote Ref: JS0070



Quote Ref: JS0070. Tenanted Investment - two bedroom ground floor apartment, situated within a purpose built block and in a really lovely residential area in the east of the city. There is a managing agent in place, that takes care of everything, from tenanted related to compliance. This great tenanted investment, is currently achieving £585 PCM. There is scope to increase this to £650 PCM. Having been recently decorated throughout, and new carpets fitted, it is a perfect investment that will make a great addition to any portfolio. It has also had a new hot water tank recently fitted, so it really is a case of nothing required here.

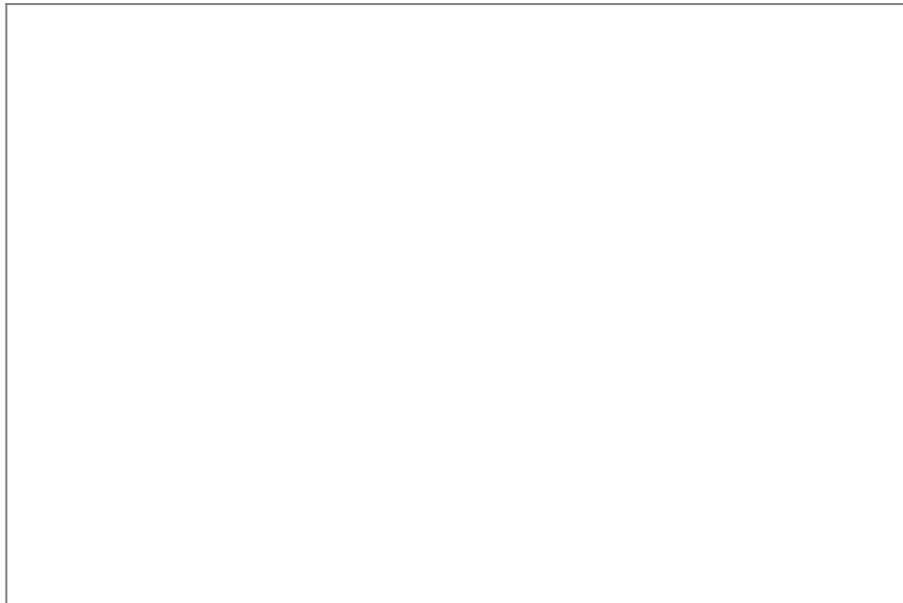




Ground Floor



Measurements are approximate. Not to scale. For illustrative purposes only.



32426, 12:43 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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## Energy performance certificate (EPC)

10, Millport Close MILLPORT PL28 9TZ	Energy rating	Valid until	24 January 2029
	<b>C</b>	Certificate number	2748-002-6279-0811-1970

**Property type** Ground-floor flat

**Total floor area** 50 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landmark-creats-what-landlords-must-do-to-improve-energy-efficiency-in-let-properties>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificates.service.gov.uk/energy/certificate/2748-002-6279-0811-1970>