

## Flat 78, Nayland Court, Market Place

£290,000 Leasehold

A WELL PRESENTED TOWN CENTRE APARTMENT • IN THE HEART OF ALL AMENITIES A SHORT WALK TO STATION • TWO GOOD SIZE BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • ADDITIONAL MODERN BATHROOM • OPEN PLAN LOUNGE/KITCHEN • EXCELLENT OUTSIDE SPACE • 107 YEAR LEASE REMAINING • SECURITY ENTRY SYSTEM • NO ONWARD CHAIN



**GUIDE PRICE: £290,000 to £300,000**

Nestled in the heart of the town centre, this well presented two bedroom apartment offers a prime location with convenient access to all amenities and just a short walk to the train station.

The property boasts two generous bedrooms, en-suite shower room to the master bedroom and additional bathroom.

The open plan lounge/kitchen creates a vibrant living space perfect for entertaining.

Residents can enjoy excellent outside space via the terrace area.

Security is ensured with the inclusion of an entry system.

107-year lease remaining, this property is ideal for those seeking a long-term investment. Offered with no onward chain, this apartment presents a fantastic opportunity for both owner-occupiers and investors alike, generating a gross rental yield in circa of 6.4% based on a rental value of £1600 per calender month.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



### Entrance Hall

### Lounge/Diner

18' 2" x 10' 10" (5.54m x 3.30m)

### Kitchen

9' 8" x 7' 8" (2.95m x 2.33m)

### Bedroom One

13' 0" x 9' 5" (3.96m x 2.88m)

### En-Suite Shower Room

7' 3" x 5' 1" (2.22m x 1.54m)

### Bedroom Two

11' 5" x 9' 11" (3.47m x 3.01m)

### Bathroom

7' 8" x 5' 5" (2.33m x 1.66m)

### Property Information

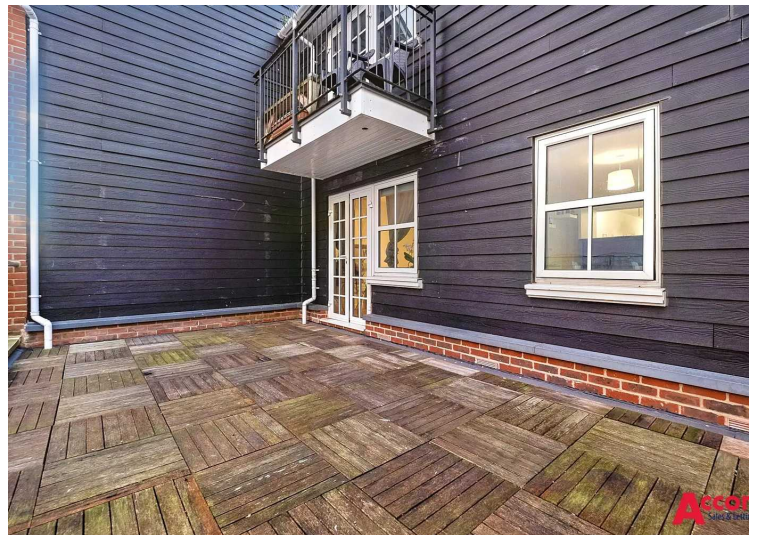
Tenure: Leasehold Lease Details: 125 years from 01/01/2007

Lease Remaining: 107 years Service Charge: £2507.36 pa

Ground Rent: £250 pa increasing every 40 years by £250

Council Tax Band: D EPC: C







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.