

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Sudeley Gardens, Hockley, SS5 4XQ



Guide Price:
£120,000 - £130,000

Situated on the popular Betts Farm development is this ideal first time purchase or investment studio flat, in purpose built block, benefiting from having allocated parking, communal garden areas, extremely long lease of 999 years (from 1980), no ground rent and low service charges making it a very profitable yield on a Buy To Let purchase.

Walking distance to all local amenities.

NO ONWARD CHAIN.

Council Tax Band:A. EPC Rating: D.

Our Ref 19795

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Entrance via communal entrance door to

COMMUNAL ENTRANCE HALL

Personal entrance door to No.45 Entrance Porch.

BATHROOM 6' 2" x 5' 10" (1.88m x 1.78m)

WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower attachment over. Airing cupboard. Part tiled walls.



LOUNGE/BEDROOM 15' 2" x 13' 4" (4.62m x 4.06m)

Two recently fitted double glazed window to the rear aspect. Full height storage cupboard. Wood effect flooring. Textured ceiling. Storage radiator. Open through to



KITCHEN 9' 7" x 7' 7" (2.92m x 2.31m)

Recently fitted double glazed window to the rear aspect. Base and eye level Shaker style units. Inset stainless steel sink drainer unit. Integrated electric oven with electric hob. Tiled splash backs. Pull-out breakfast bar. Space for washing machine. Wood effect flooring. Textured ceiling.

EXTERIOR

Communal doors providing direct access to communal gardens and patio area. Allocated parking in the communal car park to the rear of the block.



Agents Note:

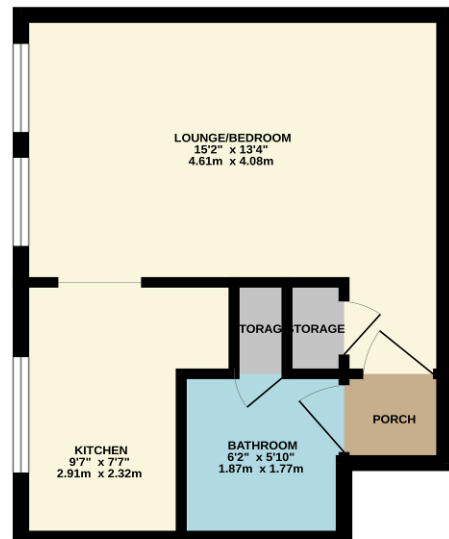
Lease - 999 years with effect from 1980

Ground Rent - £0

Service Charge - £550 per annum

Rental Return Potential - £675 - £725 per month

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 285 sq.ft. (26.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.