



39d Hallcroft House Hall Street, Soham  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS



£125,000

A spacious first floor flat representing an ideal first time buy or investment opportunity with a potential rental yield of approximately 7%. Comprises lounge/dining room, separate kitchen, bathroom and double bedroom. Outside there is a communal garden and two allocated parking spaces. Benefits include gas central heating and there is no upward chain. Tenure is Leasehold with each flat owner owning a share of the Freehold. A 999 year lease was granted on 20th February 2020 and expires on 20th February 3019. There is no ground rent but an annual service charge which is currently £600 per annum.

Council Tax band: A

Tenure: Share of Freehold

EPC Rating: D

- Spacious First Floor Flat
- Ideal Investment Opportunity Or First Time Buy
- Potential Rental Yield of Approximately 7%
- One Double Bedroom
- Lounge/Dining Room
- Separate Kitchen
- Allocated Parking x 2
- Chain Free



### Lounge

With double glazed windows to front and rear, television point, radiator.

### Inner Hall

With radiator.

### Kitchen

With double glazed window to side, sink unit and drainer, wall and base level storage units and drawers together with matching worktop, built in electric oven, gas hob and extractor, wall mounted gas fired boiler, plumbing for washing machine, radiator.

### Bathroom

With low level WC, pedestal wash basin, bath with shower attachment from the taps, radiator.

### Bedroom

With double glazed window to front, radiator.

### Outside

There are communal gardens at the rear of Hallcroft House together with a shared car park with this flat having two parking spaces.

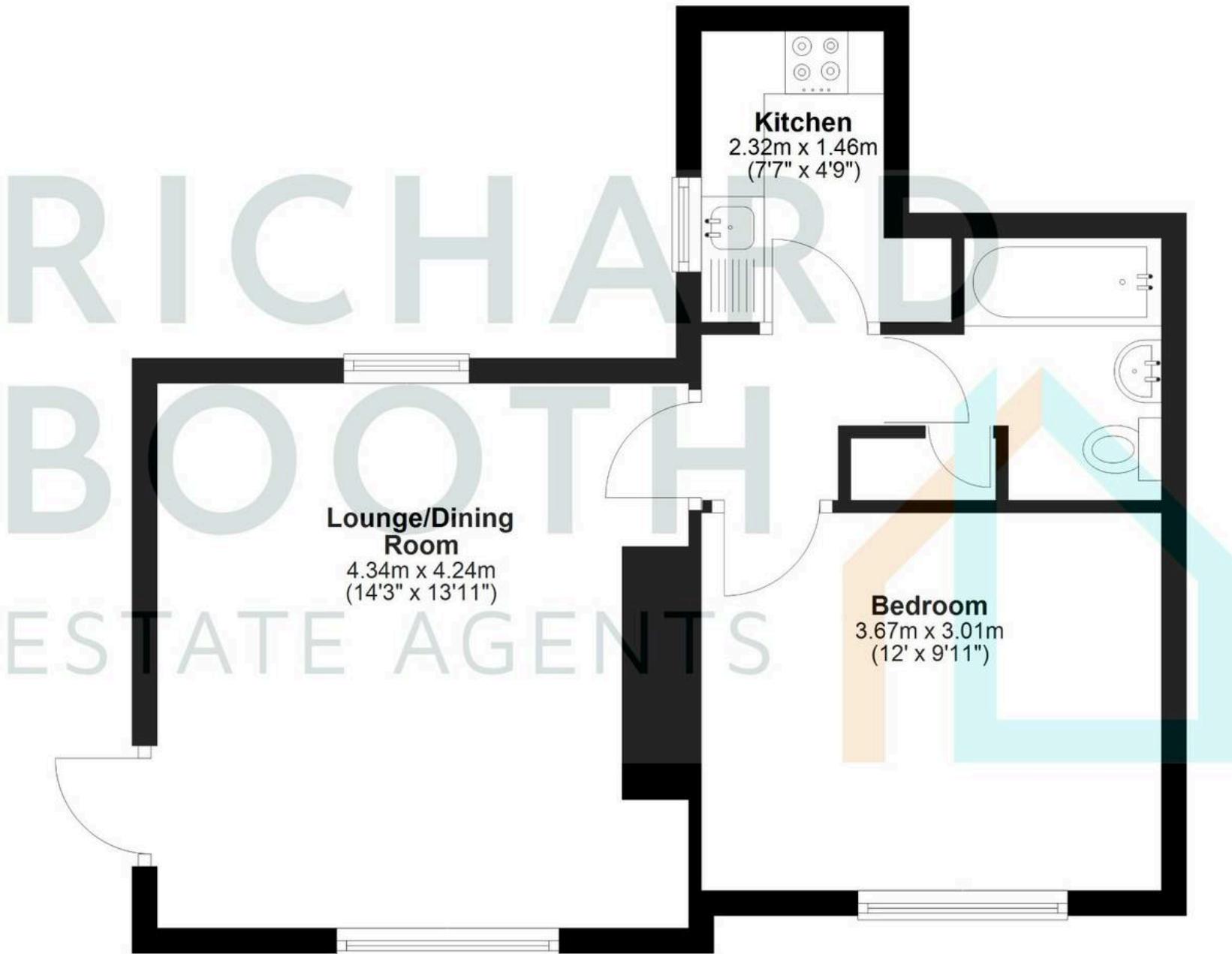
### Agents Note

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## First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 40.3 sq. metres (433.7 sq. feet)



## Richard Booth Estate Agents

Ely

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