



LOVETT
Sales & Lettings

£99,950



14C Ashbydale House Cambridge Street, St. Neots, PE19 1JL

- FIRST FLOOR STUDIO FLAT
- TOWN CENTRE LOCATION
- TENANT IN RESIDENCE - BUY TO LET OPPORTUNITY
- 7.5 % GROSS RENTAL YIELD
- UPVC WINDOWS
- GAS RADIATOR HEATING

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Full Description

**** BUY TO LET OPPORTUNITY - TENANT IN RESIDENCE
PAYING £625 PCM - GROSS RENTAL YIELD OF 7.5%****

Lovett Sales and Lettings are pleased to present for sale this first floor studio flat in TOWN CENTRE LOCATION within walking distance of shops and amenities. The accommodation comprises of entrance hall, lounge/bedroom, fitted kitchen and a bathroom. There is a car port parking space. The property benefits from gas central heating. UPVC windows. LEASE EXTENDED - 151 YEARS REMAINING. There is no forward chain. Viewing is recommended.

ENTRANCE HALL

Coving to textured ceiling.

LOUNGE/BEDROOM

13' 4" x 11' 11" (4.06m x 3.63m)

Window to front, coving to textured ceiling, built in original feature fireplace, storage cupboard housing combination gas boiler, storage cupboard, radiator.

KITCHEN

6' 1" x 5' 1" (1.85m x 1.55m)

Fitted kitchen comprising of stainless-steel single drainer sink unit with mixer tap, work surfaces with tiled splashbacks, drawer and cupboards below, wall mounted cupboards, stainless-steel free standing electric oven with 4-ring gas hob, freestanding fridge, radiator, vinyl flooring, sash window to front, coving to textured ceiling.

BATHROOM

Three piece suite comprising of low level w.c., pedestal wash hand basin, panelled bath, half tiled walls, radiator, frosted window to rear, textured ceiling.

CAR PORT PARKING

There is car port parking at the rear of the property.

TENANCY DETAILS

The current tenancy runs to January 2025 at a rent of £625 PCM (7.5% Gross rental yield) on an Assured Shorthold Tenancy Agreement

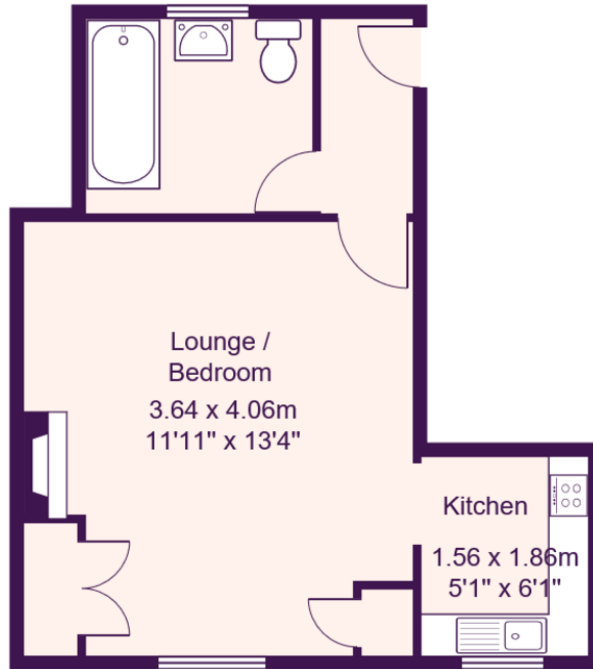


LEASEHOLD DETAILS

There are 151 years remaining on the lease. No ground rent payable. Buildings insurance £402 a year. The management is handled by the freeholder who holds a reserve fund and arranges work needed and is payable between the four leaseholders.

DIRECTIONS

From St. Neots Market Square proceed right into the High Street, at the traffic lights go straight on into Cambridge Street. The property can be found on the right hand side before T C Harrison Ford.



Floor Plan

Total Area: 23.6 m² ... 254 ft²

All measurements are approximate and for display purposes only

EPC GRAPH

