



Bedford Road, Sandy

Asking Price £140,000

- CHAIN FREE
- Allocated parking
- Excellent Investment
- Long Lease
- Good Links to A1/ Town Centre and Trains Station
- First Floor
- Excellent First time buy
- Over 5% Rental Return
- Small Block
- Viewing advised

EXCELLENT FIRST TIME BUY OR IDEAL FOR INVESTMENT BUYERS OVER 5% RETURN One bedroom first floor flat situated in a small block with a 965 year length lease and an allocated parking space. Within walking distance of the town centre and the train station, providing easy access to the A1. The property includes one bedroom, lounge/diner, kitchen and bathroom with allocated parking. VIEWING ADVISED



Council Tax Band: A



ENTRANCE

Communal timber entrance door with stairs rising to first floor, large built in shared storage cupboard, personal timber entrance door to:

LOUNGE/DINER

12'0" x 9'5" max

BEDROOM

9'6" x 8'0" max

KITCHEN

7'8" x 5'6"

EXTERNAL

Allocated parking space for one

Service Charge

The vendor informed us Service Charges/Contributions: Approximately £275 per annum.



Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

