



Waverley Avenue Sandy Bedfordshire

£140,000

- EXCELLENT FIRST TIME BUY OR IDEAL FOR INVESTMENT BUYERS
- OVER 5% RETURN
- Second floor apartment
- Gas radiator central heating
- Off-road parking
- No Chain

****CHAIN FREE** EXCELLENT FIRST TIME BUY OR IDEAL FOR INVESTMENT BUYERS - OVER 5% RETURN**

A second floor apartment consisting of entrance hallway, bedroom with built-in double wardrobe, sitting room, fitted kitchen with built in oven and a white bathroom suite with fitted shower. Gas central heating and off-road parking. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



Council Tax Band: A



Hallway

Storage

Bedroom

9'11 x 8'5

With fitted wardrobe

Bathroom

Lounge

14'5 x 9'5

Kitchen

9'5 x 7'1

Externally

One allocated parking space

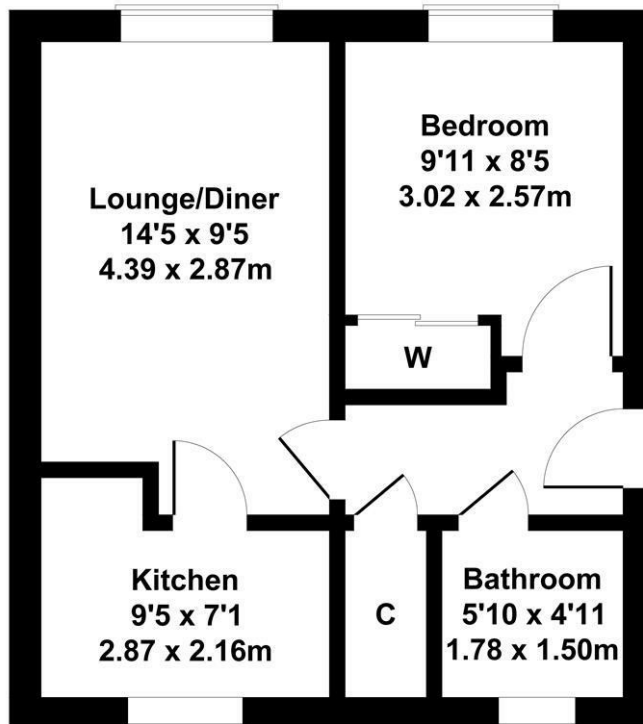
The Service Charge will be £95.47 per quarter from 1st April 2024 to 30 March 2025

Lease Information

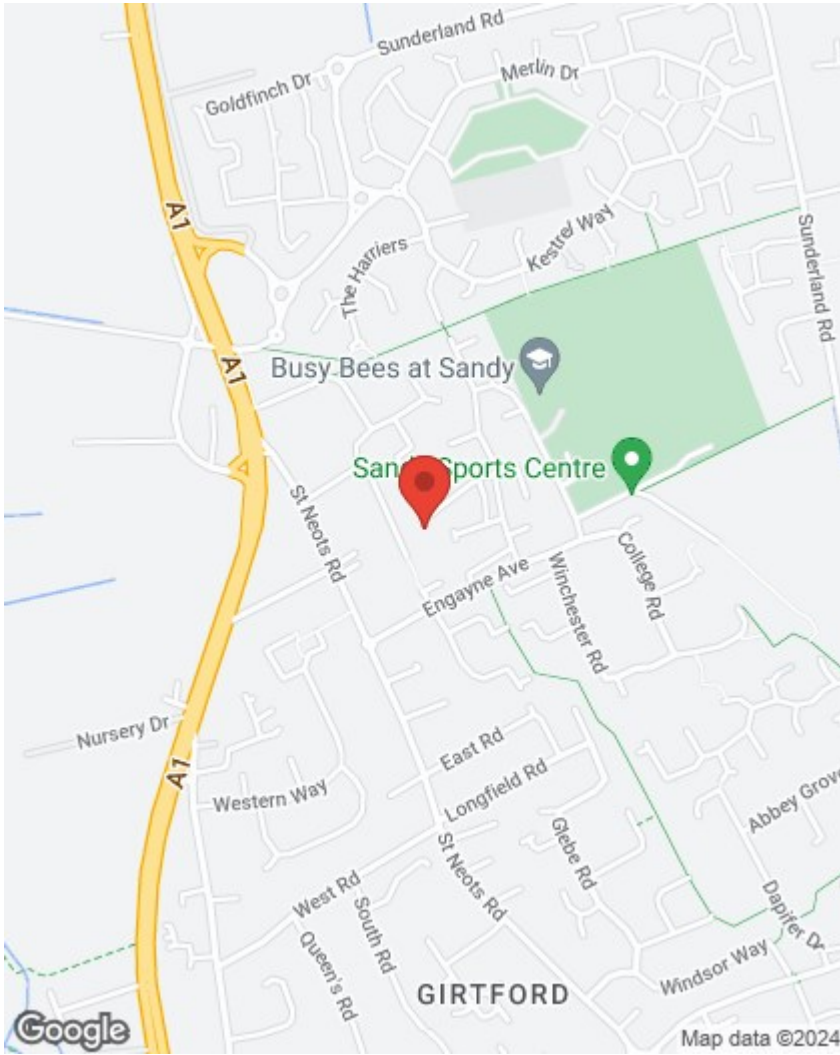
The vendor informs us that the Lease was extended in December 2019 to become a 149 year Lease from 1991 - expiring on 1 April 2140.

Ground rent remains set at £10 per annum for the whole term of the Lease.

Approximate Gross Internal Area
379 sq ft - 35 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	