



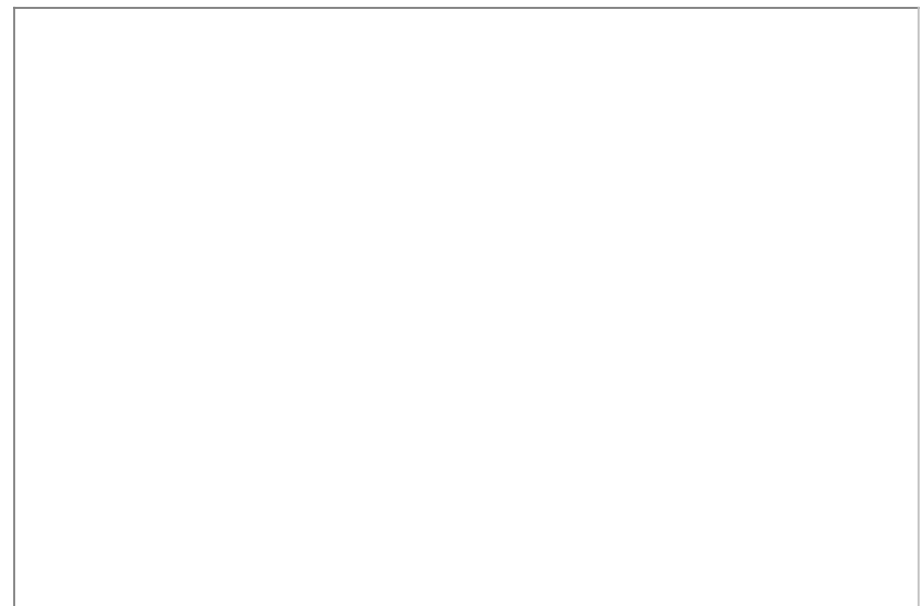
SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Balliol Road, Daventry, NN11 4SF
£67,500

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*** BUY TO LET INVESTMENT *** This tenanted studio flat is For Sale. Currently achieving £500pcm and between 9% to 10% gross yield. With a lovely lady tenant, this compact studio flat, set on the first floor and located in the Stefan Hill area of Daventry would be a great investment. Lease length is 78 years so Cash buyers look to be the best option. No management fees, just ground rent currently set at £119 per annum. With living area/bedroom, kitchen, inner hallway/dressing area and shower room. £67,500. EPC C. C/Tax band A. No chain.

GENERAL INFORMATION -

TENURE: we understand from the vendors that the property is Leasehold with 78 yrs remaining on the lease, sold with either tenant in situ or vacant possession on completion. Ground Rent £119 per annum. Building insurance £210 per annum.

SERVICES: all mains' services apart from gas are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof.

BROADBAND: Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information.

LOCAL AUTHORITY: Daventry COUNCIL TAX BAND: A.

ENERGY PERFORMANCE RATING: C. FLOOD RISK - Very Low
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

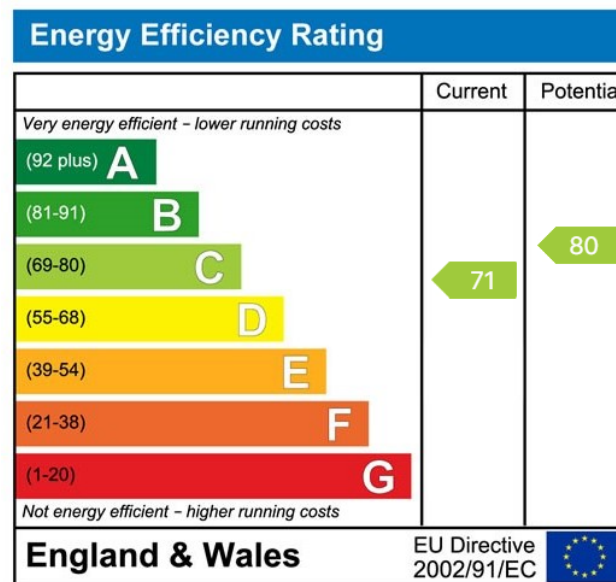
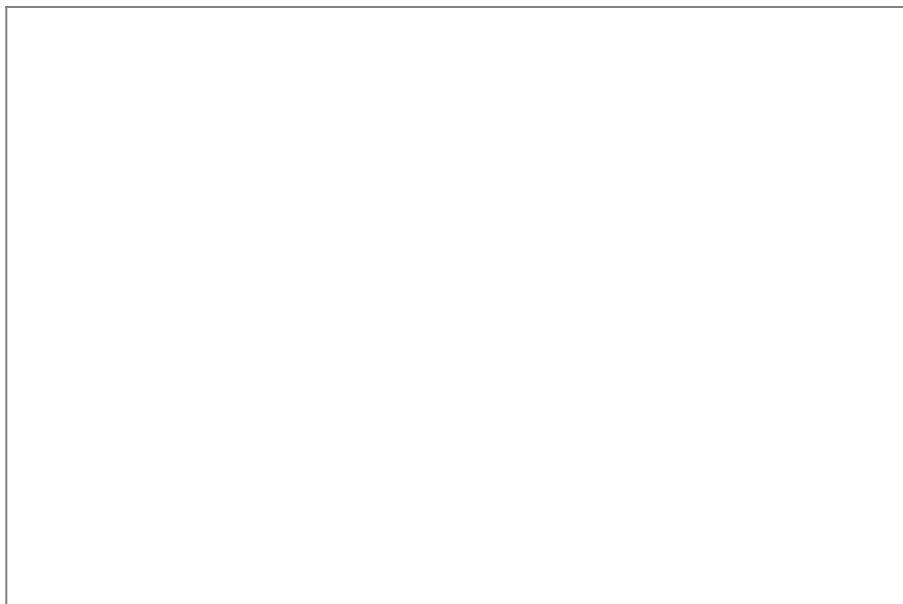
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents



Room
Sketcher

- Buy to Let - Tenanted Studio Flat
- Living Room/Bedroom
- Kitchen
- Shower Room
- Currently achieving £500 pcm
- Ground Rent £119 per annum
- No Service Charge
- Stefen Hill Area
- EPC C. C/Tax Band A



SKILTON & HOGG