



- * Two Bedroom Maisonette 1st Floor Flat
- * Walk In Wardrobe
- * Communal Gardens
- * Parking
- * Double Glazed
- * Gas Centrally Heated





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Accommodation briefly comprises of:

Lounge - 14'9" x 9'6"
 Kitchen - 12'7" x 7'3"
 Utility Room - 5'1" x 4'9"
 Bedroom One - 11'5" x 9'8"
 Bedroom Two - 7'6" x 8'3"
 Walk In Wardrobe - 4'1" x 4'0"
 Bathroom - 7'7" x 5'0"

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Investment Data:

Rent = £600 pcm (approximate rent achievable)

Gross Yield = 7.2% (approximate yield based on purchase at the asking price)

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