



- * Two Bedroom Apartment
- * Well Presented Throughout
 - * Communal Gardens
 - * Ideal For Downsize





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	39	
(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		78
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Two bedroom apartment situated in Waterloo with two double bedrooms, bathroom and kitchen.

Accommodation briefly comprises of:

Lounge / dining area - dual aspect views over garden - 16'0 x 14'2

Kitchen - 14'1 x 5'8

Bedroom one - 10'5 x 10'2

Bedroom two - 10'5 x 7'7

Bathroom - 5'8 x 8'9

Exterior:

Communal gardens

Garage

Sellers comment:

" Ideal home for a number of years after we downsized, views across the communal gardens are fantastic "

Investment Data:

Rent = £600PCM (approximate rent achievable)

Gross Yield = 5.5% (approximate yield based on purchase at the asking price)

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