



LOVETT
Sales & Lettings

£150,000



60 Burwell Road, Eaton Ford, St. Neots, PE19 7QQ

- BUY TO LET OPPORTUNITY
- TENANT IN RESIDENCE - £600 PCM
- FIRST FLOOR FLAT
- ONE BEDROOM
- OFF ROAD PARKING
- LONG LEASE - 962 YEARS REMAINING

Full Description

**** BUY TO LET OPPORTUNITY - TENANT IN RESIDENCE
PAYING £600 PCM - GIVING GROSS RENTAL YIELD OF
£600 PCM ****

A one bedroom first floor flat in a sought-after residential area in Eaton Ford. The accommodation comprises entrance hall, living room, kitchen, bedroom and bathroom. The property benefits from UPVC windows. Electric heating. Externally there is off road parking and communal gardens. There is a long lease with 962 years remaining and low service charge of £50 per month. The property is being sold with tenant in residence so is only suitable for a buy to let purchaser. No forward chain.

ENTRANCE HALL

Entrance door leading to entrance hall. Intercom entry phone. Storage cupboard housing hot water cylinder. doors to living room, bedroom and bathroom.

LIVING ROOM

13' 5" x 10' 10" (4.09m x 3.3m)

UPVC window to rear. Storage heater. TV and telephone point. Archway through to kitchen.



KITCHEN

8' 5" x 5' 7" (2.57m x 1.7m)

Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Electric cooker point. Plumbing for washing machine. Tiled floor. UPVC windows to rear.



BEDROOM

10' 1" x 8' 3" (3.07m x 2.51m)

UPVC window to side. Electric storage heater.

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Extractor fan.



EXTERNAL

Allocated parking space and maintained communal garden area.

LEASEHOLD INFORMATION

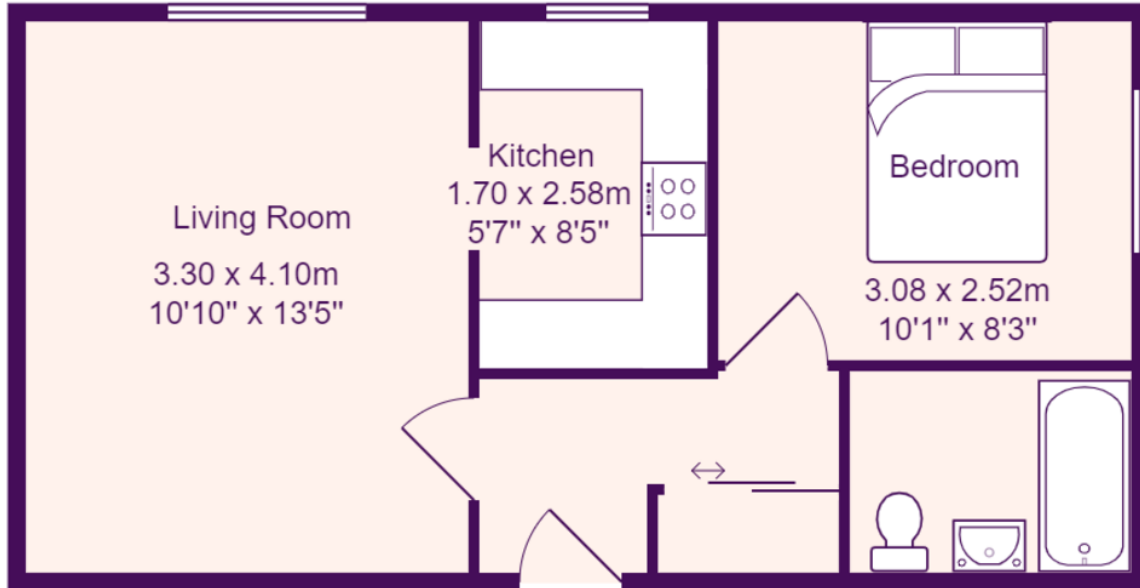
The lease is 999 years from 01/01/1986 - 962 years remaining

There is no ground rent payable

The service charge is £600 per year for 2023. This is reviewed annually.

TENANCY DETAILS

The property is currently rented under an Assured Shorthold Tenancy agreement until 27th July 2023 at a rent of £600 PCM giving a gross rental yield of 4.8%. The current tenant has been living here since 2011 and would like to stay longer term where possible.



Total Area: 33.8 m² ... 363 ft²

All measurements are approximate and for display purposes only

EPC GRAPH

