





This apartment makes a perfect investment opportunity, with a tenant in place currently until May 2022 if you are looking for a property for buy-to-let this really makes an ideal purchase. The current rental achieved is £725pcm (5.1% yield), with £93 per month service charges and £0 ground rent (peppercorn). The lease was 999 years from 1980 (986 years remaining).

The accommodation comprises a communal hallway which leads to the upper floors. This property is located on the top floor, with a door from the communal hallway opening into a spacious hallway. From here there is a spacious living room, with the kitchen that leads from

here. Well-equipped with a range of fitted cupboards and work surfaces, inset sink/drain, built-in electric oven and hob with extractor over, and there is space and plumbing for a washing machine too. There are two good-sized bedrooms and a family bathroom comprising a three-piece suite with a shower over the bath.

Externally there is a communal parking area where we understand there is one allocated parking space.

- Two-bedroom top floor apartment
- Tenant-in-situ until May 2022
- Current rental of £725pcm producing a yield of 5.1%
- No onward chain

## LEASE INFORMATION

We understand from the seller the following lease and service charge information:

Lease: 999 years from 1980 (958 years left)

Service Charge: £93 per month (£1116 per annum)

Ground Rent - £0 (peppercorn)



## AGENTS NOTE

Please note, in respect of the current tenants, the marketing photographs shown are from before their tenancy start date and thus provide a general representation of the property only, and should only be relied upon for this purpose.

**Tenure:** Leasehold

**Local Authority:** Ashford Borough Council



## Top Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



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ESTATE AGENTS

Total area: approx. 52.7 sq. metres (566.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

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