





An excellent investment opportunity offering a 6% yield with a tenant in situ and an extended lease. This first-floor apartment is well-located, providing easy access to local amenities and major transport links, including the A38. Benefitting from gas central heating, uPVC double glazing, allocated parking, and a private rear garden, this property presents a great opportunity for investors seeking a strong return. EPC Rating: C | Council Tax Band: A



**ABODE**  
SALES & LETTINGS

## Accommodation

A uPVC glazed door opens into a small entrance hall with coat hooks and stairs leading to the first floor. The landing provides access to the lounge, bedroom, and bathroom, along with a hatch to the loft and a built-in storage cupboard housing the immersion tank with shelving.

The lounge is a well-proportioned living space with a front-facing window, central heating radiator, TV aerial point, and a useful over-stairs storage cupboard. A door leads through to the kitchen, which is fitted with a range of wall and base units, a stainless steel single drainer sink with a mixer tap, roll-edge work surfaces with tiled splashbacks, electric cooker points, and plumbing for a washing machine. There is also space for a fridge/freezer and a wall-mounted gas central heating boiler, with a rear-facing window providing natural light.

The bedroom is a good-sized double room, featuring a rear-facing window, central heating radiator, and power points. The bathroom is partially tiled and comprises a white three-piece suite, including a panelled bath with chrome taps and an electric shower over, a pedestal wash hand basin, and a low-flush WC. Additional features include an extractor fan, central heating radiator, and ceiling lighting.

## Outside

The property benefits from a lawned front garden with a pathway leading to the entrance door, as well as a side gate providing access to the rear garden.



The private rear garden has been designed for low maintenance, featuring a mix of gravel and paved areas, enclosed by timber fencing. There is also an allocated parking space situated in a communal car park to the left of the property.







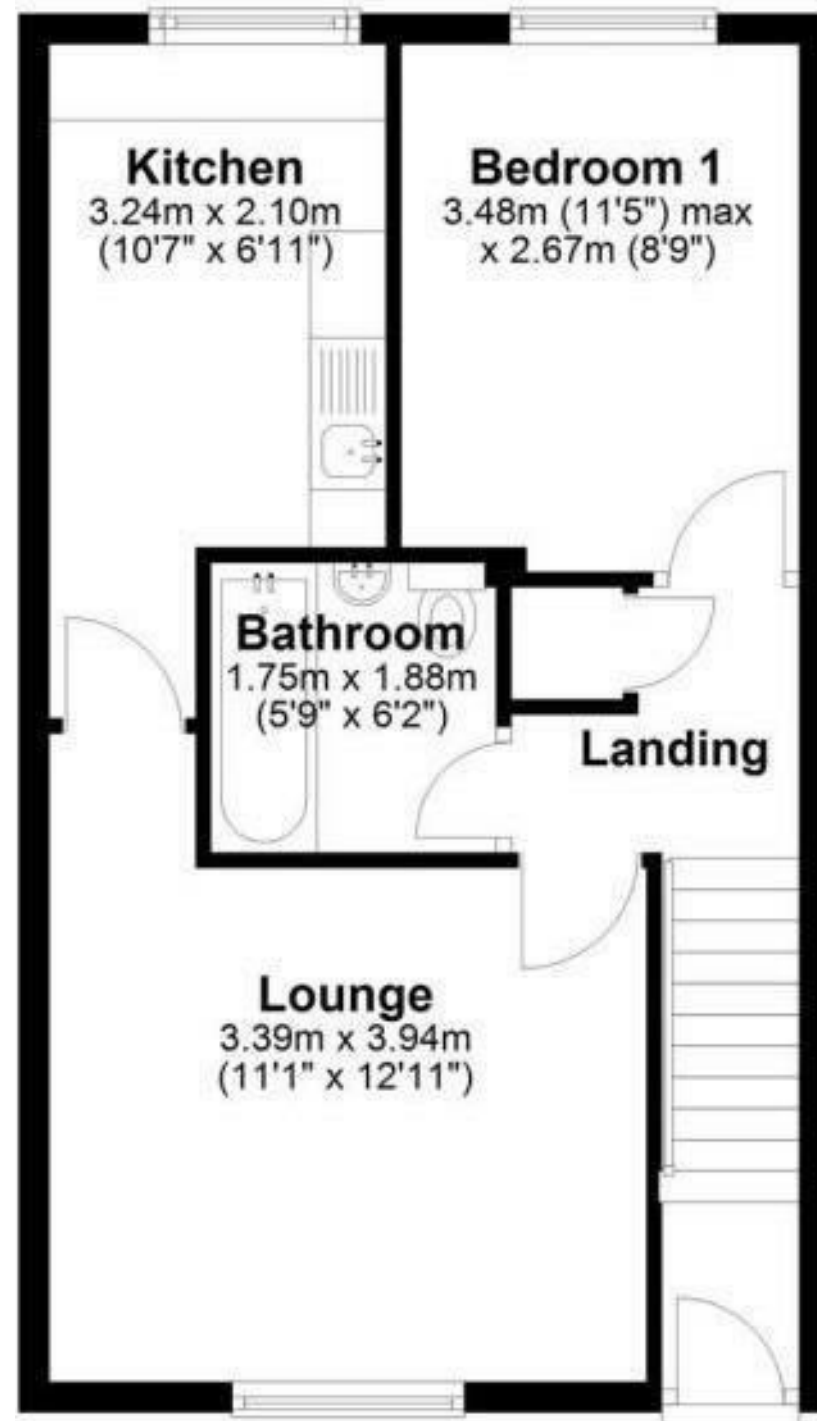




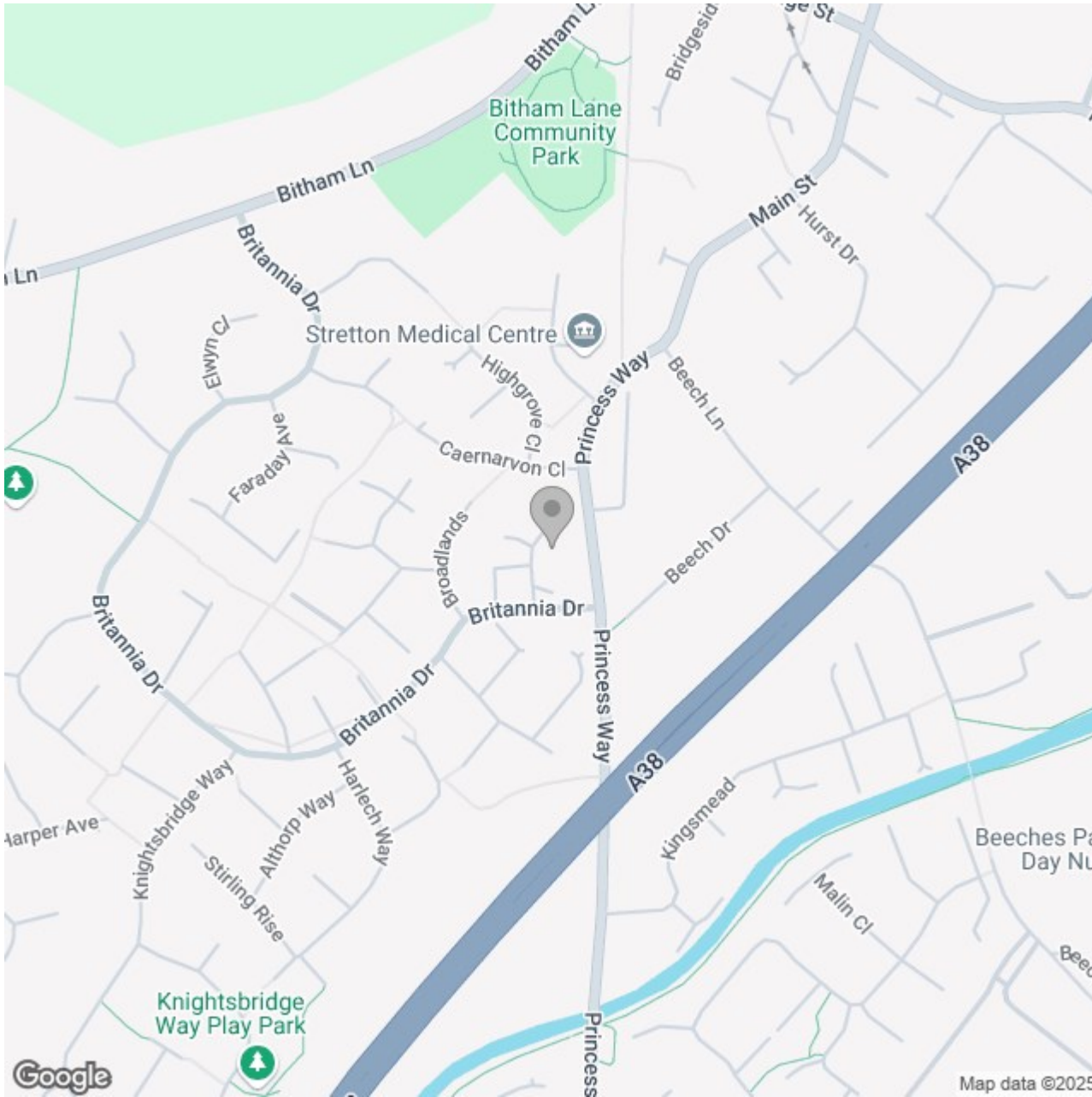













### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |