

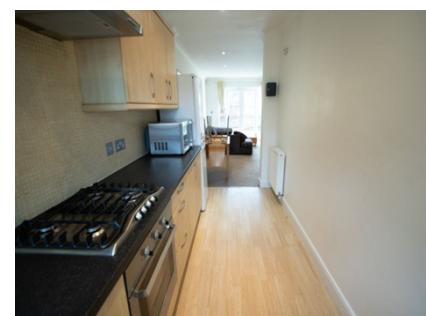
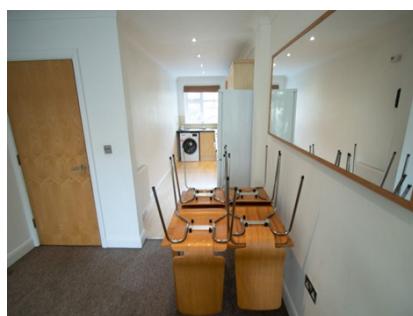
MRKT

PROPERTY EXPERTS

House 1 - The Battalions 2a

Private Treaty £330,000

FOR SALE



Property Features:

Summary

LANDLORD INVESTMENT OPPORTUNITYMRKT Property Experts are pleased to present this four-bedroom townhouse in a gated development which returns a 7%+ gross annual yield.

Description

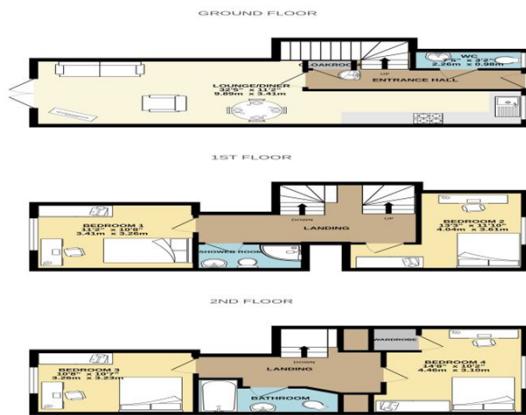
Set in a gated development just off of Holdenhurst Road, and close to the Lansdowne, this has been a popular student property for many years. Well maintained by the landlord, it has seen a number of groups renew which has limited void periods.

Split across three levels, the ground floor offers an open-plan kitchen and living space, which leads out to a small outside yard. The ground floor also benefits from a WC. The first floor, contains two double bedrooms and the main shower room, and the second floor has two further double bedrooms and a bathroom.

The property is gas heated, and has double glazing throughout. Fully compliant for lettings, with gas, and EICR certificates.

Room Dimensions

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be relied upon for legal purposes. This plan is for illustrative purposes only and should not be relied upon for legal purposes. Measurements are approximate and should not be relied upon for legal purposes.

EPC Certificate

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

Additional Information

- Council Tax Band: D
- Lease Length:
- Service Charge: 320.00
- Ground Rent: