

# MRKT

PROPERTY EXPERTS

## House 1 - The Battalions 2a

**Private Treaty £330,000**

**FOR SALE**



### Property Features:

## Summary

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

## Description

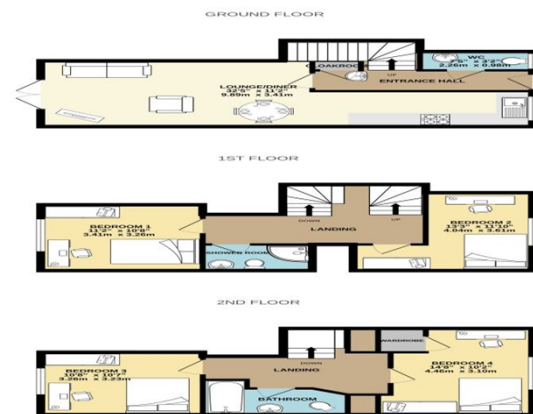
Set in a gated development just off of Holdenhurst Road, and close to the Lansdowne, this has been a popular student property for many years. Well maintained by the landlord, it has seen a number of groups renew which has limited void periods.

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 herein, measurements are taken from the centre of the room and are not guaranteed to be exact. The floorplan is for information only and should not be used as a basis for any legal proceedings or other matters. The floorplan is not to be used as a basis for any legal proceedings or other matters. The floorplan is not to be used as a basis for any legal proceedings or other matters.

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div> <div>92+</div> <div>A</div> </div> <div> <div>81-91</div> <div>B</div> </div> <div> <div>69-80</div> <div>C</div> </div> <div> <div>55-68</div> <div>D</div> </div> <div> <div>39-54</div> <div>E</div> </div> <div> <div>21-38</div> <div>F</div> </div> <div> <div>1-20</div> <div>G</div> </div> <div>Not energy efficient - higher running costs</div> </div>			
	79		90
<div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> </div>		<div> <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> </div>	

## Additional Information

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