

## Flat 3, 18 Granville Street, Ipswich, IP1 2JE



### A well maintained tenanted first floor flat with parking and producing a strong yield

Situated on the western outskirts of the town centre is this well proportioned first floor flat with its own allocated parking space.

The spacious 2 bedroom accommodation has been well looked after and benefits from double glazing and gas central heating.

The property is let on an Assured Shorthold Tenancy at a rent of £605 per calendar month (£7,260 pa) with the current tenant in occupancy since March 2015. There will be opportunity to increase the yield by up to 10% on the 12 month anniversary in October 2018.

In our opinion this is an excellent opportunity for the first time investor or as an addition to an existing portfolio.

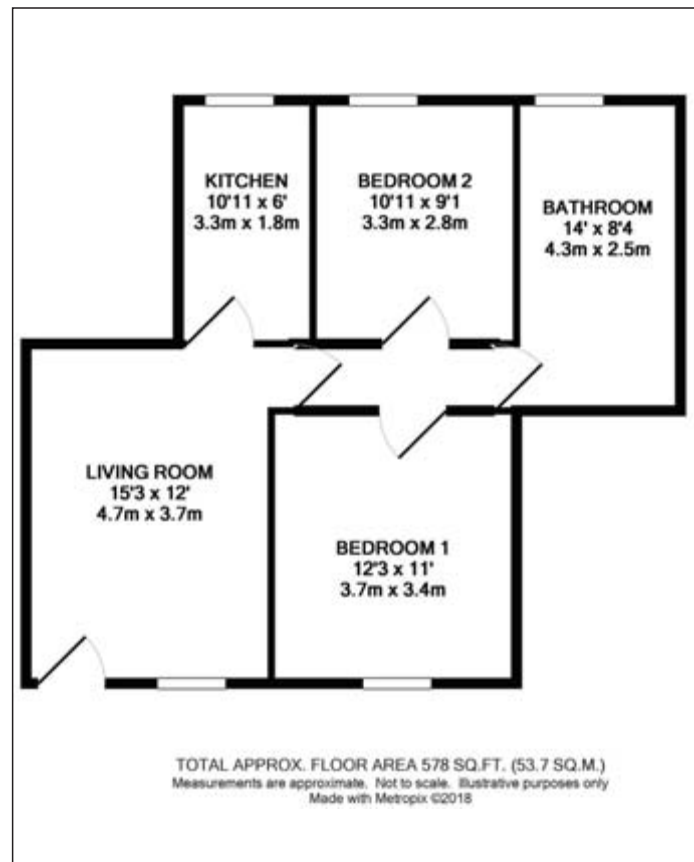
Lease – 999 years from 2011

Ground Rent – £95 per annum

Maintenance Charge – 25% of repairs and app. £110 per annum insurance.



### Partner Agent:



**Tenure:** Leasehold. 999 years from 2011.

**Local Authority:** Ipswich Borough Council. Tel: 01473 432000

**Solicitors:** Hayward Moon, Chestnut Court, Winifred Street, Ipswich, IP4 1AR. Tel: 01473 927510. Ref: Mark Lomas.

**Viewing:** Open days scheduled for Tuesday 22nd March between 10:00am – 10:45am, Wednesday 28th March between 10:45am – 11:30am and Tuesday 3rd April between 2:45pm – 3:30pm.

**Energy Performance Certificate (EPC):** Current Rating C

### Additional Fees

**Buyer's Premium:** £600 inc VAT (£500 + VAT), payable on exchange of contracts

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £840 (£700 + VAT), payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**\*Guide Price: £100,000 – £120,000 (plus fees)**

\*Description on Auction Information Page