

# **BARRETT** ESTATES



20 Thistledown, SS14 1JU

**£145000.00 – Leasehold**



# An Introduction

Thistledown  
£145,000.00

# Make Yourself At Home

Calling all investment and cash buyers, take a look at this fantastic opportunity to purchase this one bedroom first floor flat benefiting from having a newly installed kitchen and bathroom and coupled with being situated in this most convenient location close to the Town Centre and mainline station. The property is currently tenanted until June 2024 at £825pcm giving a current rental yield of 6.8%

Sold with No Onward Chain, we advise early viewing to avoid disappointment.

Lease length - 89 years / Ground Rent - £10 p.a / Service Charge - £571.92 p.a

Council Tax Band – A

Floor Area - 473 ft<sup>2</sup> / 44 m<sup>2</sup>

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Broadband

- Basic 17 Mbps
- Superfast 46 Mbps
- Ultrafast 1000 Mbps

Mobile Signal Coverage

- EE Good
- Vodafone Good
- Three Good
- O2 Good



## The Hallway

The hallway leads to all rooms in the apartment and benefits from a cupboard space for extra storage

## The Bathroom

The modern three piece white suite bathroom comprises of low flush wc, vanity unit sink with mixer taps and cupboard below and paneled bath with mixer taps an shower attachment with glass shower screen. Window to the front

**Thistle**down  
**£145,000.00**

## The Kitchen

The modern kitchen has plenty of cupboard and worktop space. Currently incorporating oven, hob, fridge and single drainer, stainless steel sink unit with mixer taps. Pantry cupboard and window to the front.

## The Lounge

The spacious lounge / diner has ample space for all the living room furniture. Large windows to the rear allow plenty of light into the room.

## The Bedroom

The double sized bedroom has plenty of space for all the bedroom furniture. Window to the rear



## The Agent Notes

Tiled floor in the kitchen, hallway and bathroom.

New carpets laid in November 2022.

Re-decorated throughout in November 2022.

Ground Floor Storage Cupboard.

Ample communal parking nearby.

Secure entry phone system.

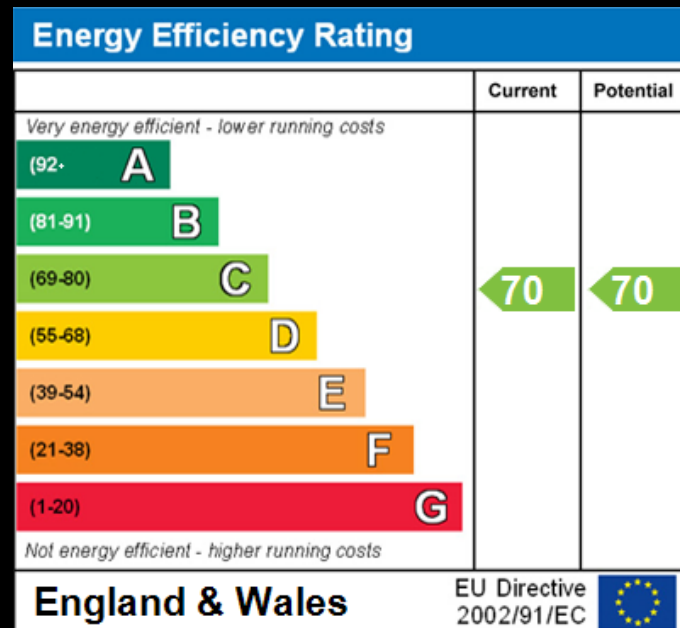
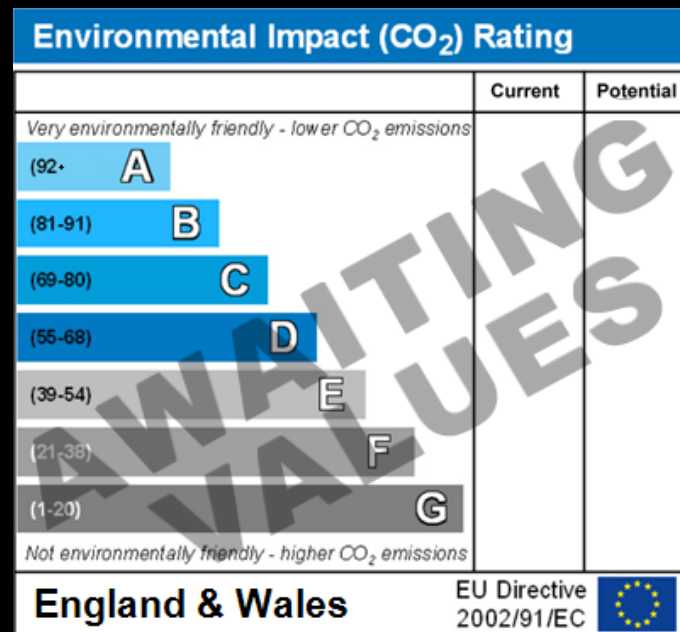
EICR certificate valid until December 2027.

Gas certificate valid until End August 2024

**Thistledown**  
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## Key Features

- Large Lounge / Diner
- No Onward Chain
- Modern Kitchen with oven & hob
- One Double Bedroom
- Modern Bathroom / wc with shower
- Gas Central Heating
- Double Glazed
- Over 7% yield potential



MISREPRESENTATION ACT: Whilst every care is taken with all the details they are in no way guaranteed. Applicants should therefore satisfy themselves as to their accuracy. In the event of an applicant requiring to travel any distance please contact Barrett Estates with any queries you may have prior to your departure to avoid a wasted journey. All negotiations to be conducted through Barrett Estates. All properties offered subject to their remaining unsold and available. These details form no part of any contract

