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sales & lettings

Hadrians Court, Fletton, PE2 8NH
£85,000

1 bedroom flat for sale | Leasehold

This top floor flat offers the perfect opportunity for an investor to either add to their portfolio or begin one. It is currently occupied and the flat achieves a monthly rent of £480.

It offers one bedroom, a spacious lounge, kitchen and bathroom. There is communal car parking to the front and side of the building and it situated within walking distance from the city centre. It's a perfect first home for tenants or those that maybe require a base in the city for work purposes.

It's a flat that always attracts tenants and having had this under management for several years, has provided a good income for our client.

The windows to the building have been replaced recently and the additional charges can be seen below:

Ground Rent - £100 per annum approximately

Service Charge - £1700 per annum approximately

Lease - 92 years remaining

If you would like more information on this flat, please contact the office.

Measurements -

Lounge - 4.40m x 3.0m (14'4" x 9'8")

Kitchen - 2.70m max x 2.10m (8'8" x 6'8")

Bedroom - 3.30m x 2.80m (10'8" x 9'1")

Bathroom - 2.20m x 1.47m (7'2" x 4'8")

Council Tax Band: A

Tenure: Leasehold (92 years)

Ground Rent: £100 per year

Service Charge: £1,700 per year



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 75 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.