



## 1 bed studio flat to buy in NE23

Hertford Grove, Cramlington,  
Cramlington, Northumberland, NE23 2FL

**£39,950**

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Achieved 400 pcm when let.
- ✓ Popular location within
- ✓ Great buy to let opportunity
- ✓ No onward chain
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

A great investment opportunity! First floor Studio apartment, which is being offered for sale with no onward chain. Well presented and ideal for a buy to let, this property when tenanted let at 370pcm. Conveniently placed within Cramlington, the property is ideally situated to provide good access onto the A189 road link.

The studio briefly comprises; lounge/bedroom, kitchen and bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 68

Annual Ground Rent Amount: £960.00

Price: £39,950

Property Type: Studio flat

Parking: Allocated

Heating: Electric

## Communal entrance

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### Living room/Bedroom

4.60m x 3.40m (15'1" x 11'1")

Open plan living room with fitted double bed. Wall mounted heater.



### Living room- Bedroom



### Living room--Bedroom



### Kitchen

Fitted wall and base units with work surface over. Stainless steel sink unit with mixer tap. Window.



### External

Communal gardens and off street parking.

## Bathroom

Comprising wash hand basin, w.c and panelled bath with shower over. Radiator.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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