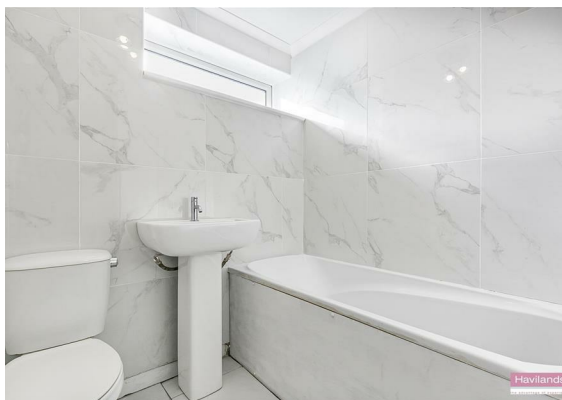




Baynes Close,
Offers Over £200,000

Havilands
the advantage of experience



- Chain free
- 900+ Year Lease
- Studio flat
- Ground floor
- Garden
- No Service Charge
- EPC 65/D, potential 80/C
- Potential to acquire garage
- Possible rent £900-£1000 pcm

For more images of this property please visit havilands.co.uk



Havilands are pleased to offer this newly refurbished ground floor studio maisonette with access to a private rear garden. Located in a popular location within close proximity to David Lloyd Leisure Centre and the A10 . Benefits include a fitted kitchen, new flooring, storage, double glazing and comes with the added advantage of being offered on a chain free basis. Potential to acquire a garage. Possible rental income between £900-£1000 per month. Viewing highly recommended.

Tenure: Leasehold

Service Charge: Nil

Ground Rent: £90 pa

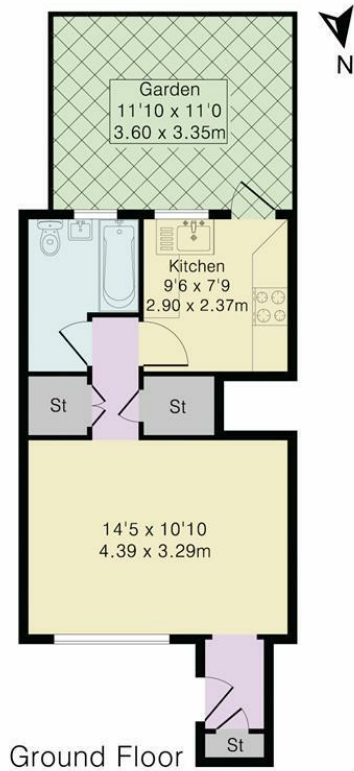
Lease remaining: 900 years

Council Tax Band: B

Energy Performance Rating: 65/D, potential to be 80/C

For more images of this property please visit havilands.co.uk

Approximate Gross Internal Area 339 sq ft – 32 sq m



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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