



**Apartment 12 Hailgate Mews
Howden DN14 7GR**

**Reduced To £45,000
LEASEHOLD**

A second floor one bedroom apartment situated within the centre of Howden. Located in the Hailgate Mews development. This studio style flat offers open plan living/kitchen area, one bedroom and a bathroom. Outside there is a shared parking area. Ideal property for a FTB. NO CHAIN. LEASEHOLD. PROPERTY BEING SOLD WITH TENANT IN SITU.

EPC: D



- One Bedroom, Second Floor Flat
- Electric heating
- Open plan living/kitchen area
- Bathroom
- Kitchen appliances

Description

This one bedroom second floor apartment has the benefit of double glazing and electric heating and offers accommodation comprising;

Sitting Room

Entrance directly into the sitting room. Open plan into Kitchen. Two roof windows. One electric radiator. Restricted headroom.

Kitchen

Range of fitted units. Laminated worktops and tiled work surrounds. The units incorporate a circular stainless steel sink and a four ring ceramic hob with built under electric oven. Plumbing for a washing machine. Extractor fan. Access to eves storage.

Bathroom

White suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush w.c. Chrome heated towel rail. Extractor fan. Roof window.

Bedroom

Roof window. One electric radiator. Restricted headroom.

Outside

There is a communal parking area and some communal garden space. The parking area is for permit holders only.

Leasehold & Tenancy information

There are 109 years remaining on the lease, the ground rent is £442.84pa and service charge £1872.00pa.

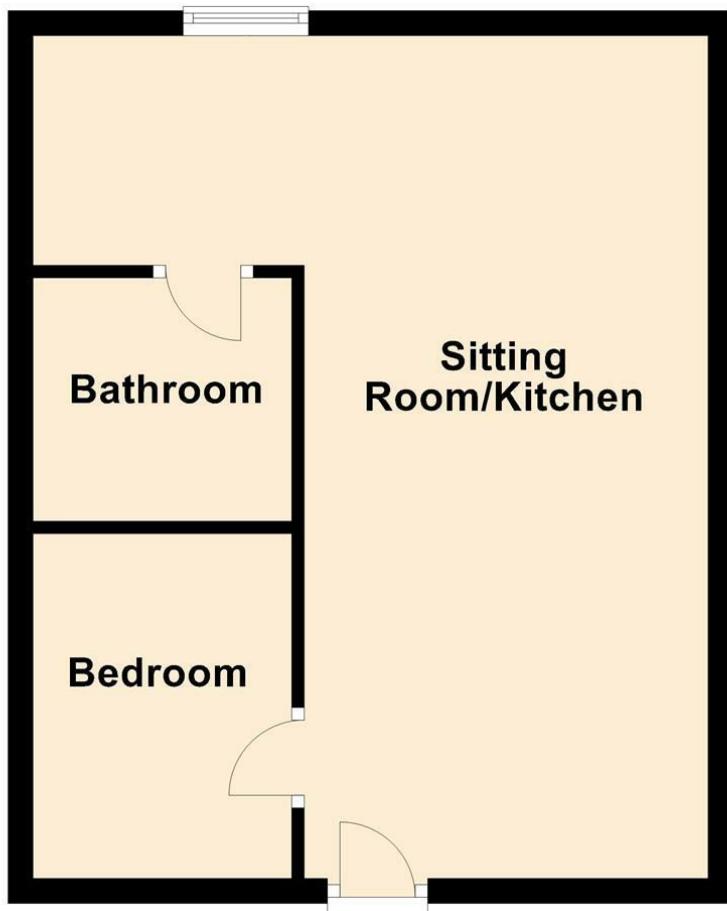
This property is currently tenanted on an Assured Shorthold Tenancy, start date 30/10/2020 and current rental amount £415 PCM. The property is being sold with the tenant in situ.



- Communal parking
- LEASEHOLD
- No chain
- Investment property/First time buyer
- CURRENTLY TENANTED AND BEING SOLD WITH TENANT IN SITU.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	63
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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