

Kent Close, Worksop, S81

£35,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 1

Located on a non drive through road and within easy reach of Worksop is this **RECENTLY REDUCED** spacious first floor maisonette is a **PERFECT FIRST TIME BUYERS HOME OR INVESTMENT PROPERTY** with a sitting tenant until May 2020!

Key features:

- First Floor Maisonette
- One Double Bedroom
- No Onward Chain
- Close to Hospital & Town Centre
- Spacious Lounge
- Excellent Rental Yield
- Kitchen / Breakfast Room
- Sitting tenant until May 2020
- Rental yield around 8-10%
- NO ONWARD CHAIN
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED
- RECENTLY REDUCED

Extra info:

- **Property Age:** 45 years
- **Council Tax:** Band A (£1150.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 85 years remaining
Ground Rent: £10.00 per-annum



**** A PERFECT FIRST TIME BUYERS / INVESTMENT HOME - RECENTLY REDUCED - MOTIVATED VENDOR - INTERNAL VIEWING A MUST! - NO ONWARD CHAIN ****

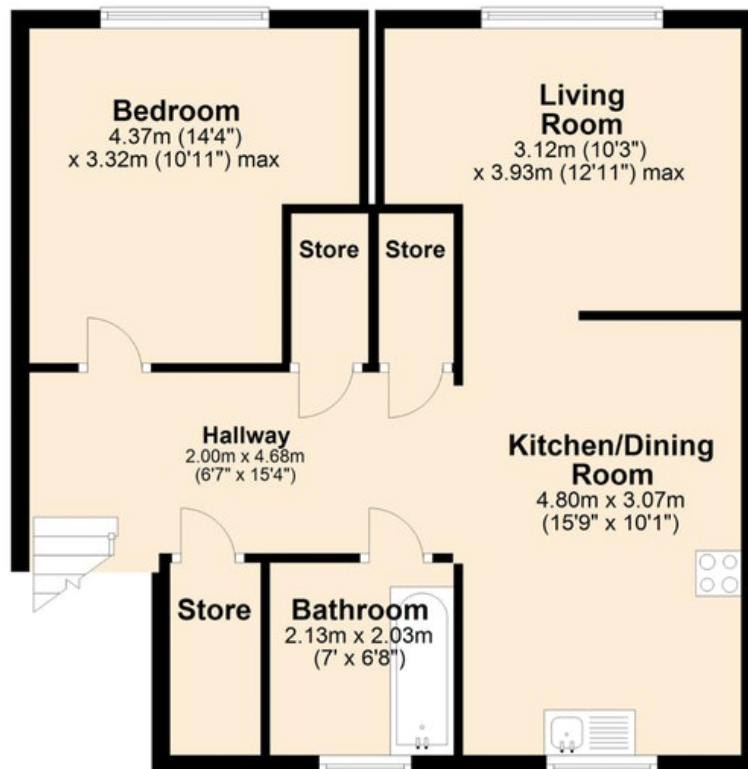
The property is close to a wide range of local amenities, Worksop Hospital and the town centre and has excellent transport links.

There is an entrance hall with stairway to the accommodation with a sizeable lounge, kitchen / breakfast room, one double bedroom and a bathroom.

The property is available with no onward chain and would ideally suit a first time buyer or investor due to a yield of around 8-10%

Floor plan:

Ground Floor



Energy Performance Certificate:

Energy Performance Certificate

29, Kent Close, WORKSOP, S81 0RT

Dwelling type: Top-floor flat	Reference number: 0463-2861-7182-9001-6655
Date of assessment: 09 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 August 2019	Total floor area: 45 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,658
Over 3 years you could save	£ 1,164

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 129 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,164 over 3 years </div>
Heating	£ 1,407 over 3 years	£ 924 over 3 years	
Hot Water	£ 1,125 over 3 years	£ 441 over 3 years	
Totals	£ 2,658	£ 1,494	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4d600; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #e377c2; color: white;">(39-54) E</td> <td style="background-color: #e31a1c; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="font-size: 2em; color: #4f81bd;">58</td> <td colspan="3"></td> </tr> </table> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">Current Potential</p> <p style="font-size: 2em; color: #4f81bd; margin-left: 100px;">77</p> <p style="font-size: 1.2em; color: #4f81bd; margin-left: 100px;">58</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				58				<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G									
			58												

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase hot water cylinder insulation	£15 - £30	£ 228
2 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 699
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 237

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code