ABODE
SALES & LETTINGS

Monarch Close, Stretton, DE13 0EX

Asking Price £99,950

https://www.abodemidlands.co.uk

An excellent investment opportunity offering a 6% yield with a tenant in situ and an extended lease. This first-floor apartment is well-located, providing easy access to local amenities and major transport links, including the A38. Benefitting from gas central heating, uPVC double glazing, allocated parking, and a private rear garden, this property presents a great opportunity for investors seeking a strong return. EPC Rating: C | Council Tax Band: A

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Accommodation

A uPVC glazed door opens into a small entrance hall with coat hooks and stairs leading to the first floor. The landing provides access to the lounge, bedroom, and bathroom, along with a hatch to the loft and a built-in storage cupboard housing the immersion tank with shelving.

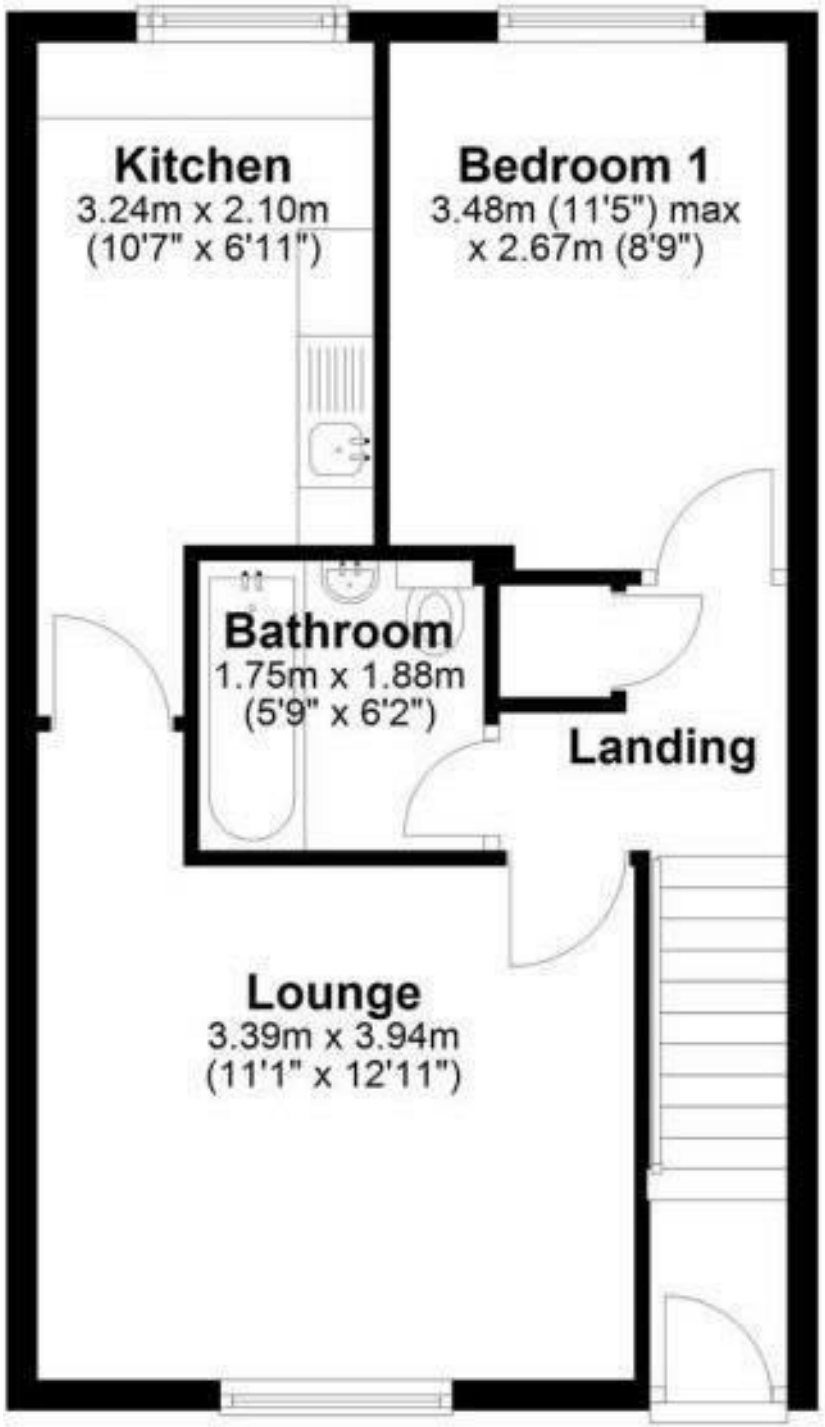
The lounge is a well-proportioned living space with a front-facing window, central heating radiator, TV aerial point, and a useful over-stairs storage cupboard. A door leads through to the kitchen, which is fitted with a range of wall and base units, a stainless steel single drainer sink with a mixer tap, roll-edge work surfaces with tiled splashbacks, electric cooker points, and plumbing for a washing machine. There is also space for a fridge/freezer and a wall-mounted gas central heating boiler, with a rear-facing window providing natural light.

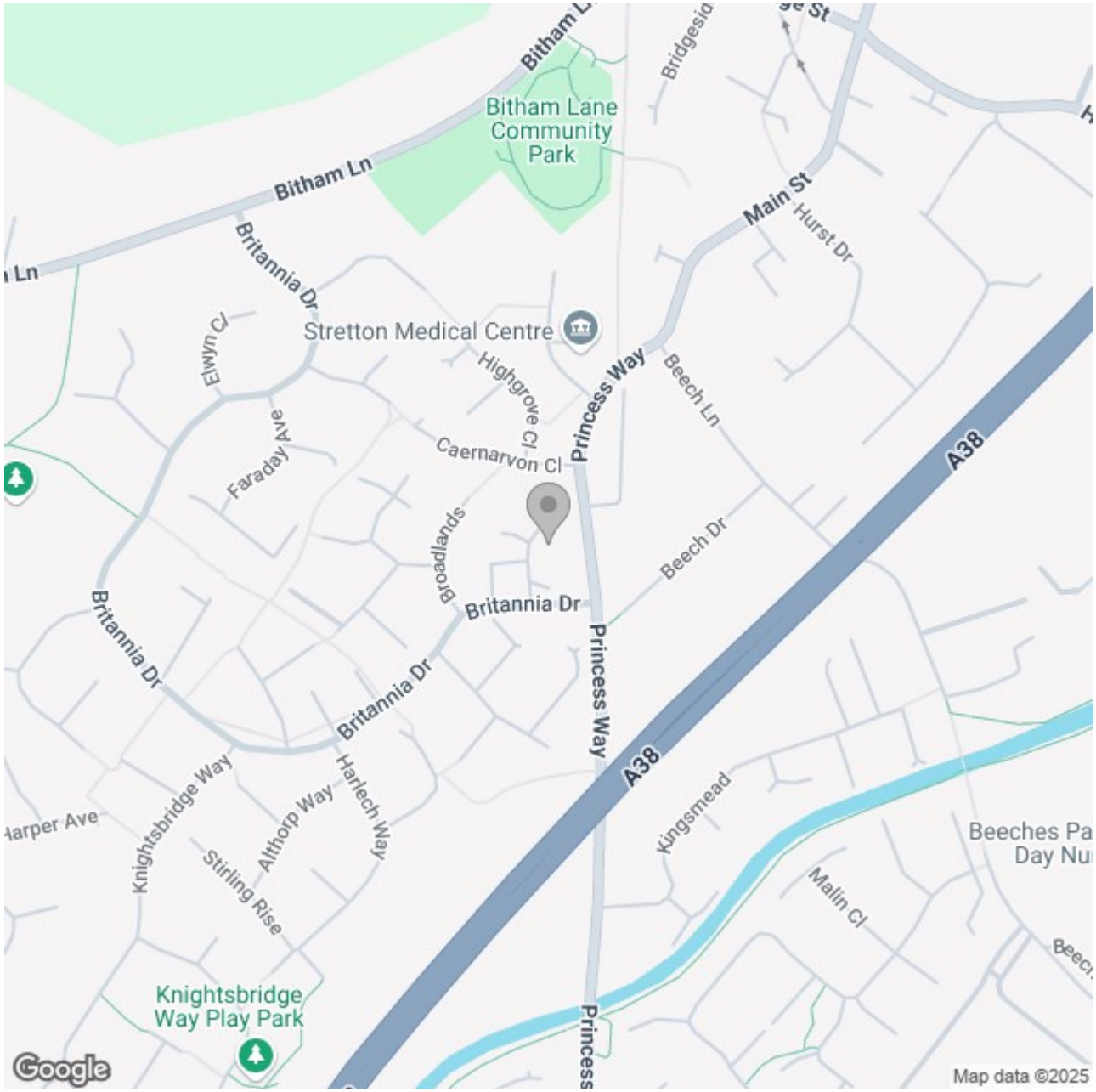
The bedroom is a good-sized double room, featuring a rear-facing window, central heating radiator, and power points. The bathroom is partially tiled and comprises a white three-piece suite, including a panelled bath with chrome taps and an electric shower over, a pedestal wash hand basin, and a low-flush WC. Additional features include an extractor fan, central heating radiator, and ceiling lighting.

Outside

The property benefits from a lawned front garden with a pathway leading to the entrance door, as well as a side gate providing access to the rear garden.

The private rear garden has been designed for low maintenance, featuring a mix of gravel and paved areas, enclosed by timber fencing. There is also an allocated parking space situated in a communal car park to the left of the property.


Kitchen
3.24m x 2.10m
(10'7" x 6'11")
Bedroom 1
3.48m (11'5") max
x 2.67m (8'9")
Bathroom
1.75m x 1.88m
(5'9" x 6'2")
Landing
Lounge
3.39m x 3.94m
(11'1" x 12'11")



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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