

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£100,000

Share of Freehold

Sylvan Way, Bognor Regis, PO21 2RS



- Top Floor Apartment
- Close to Seafront & Town Centre
- Fitted Kitchen
- One Bedroom
- Bathroom
- Investment Opportunity

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TEL: 01243 861344



## What the agent says... “ ”

Located approximately 600m from Bognor Regis seafront and 900m from the town centre, is this top floor one bedroom apartment. The accommodation comprises lounge, bedroom, kitchen and bathroom.

The property has previously been used as a Buy-to-Let investment and is expected to rent in the region of £650/£700 pcm which provides a gross investment yield of approximately 7.6%.

## Accommodation

Lounge: 11' 5" x 9' 4" (3.50m x 2.86m)

Bedroom: 4' 6" at shoulder height / 7' 8" max x 9' 1" (02.35m x 2.77m)

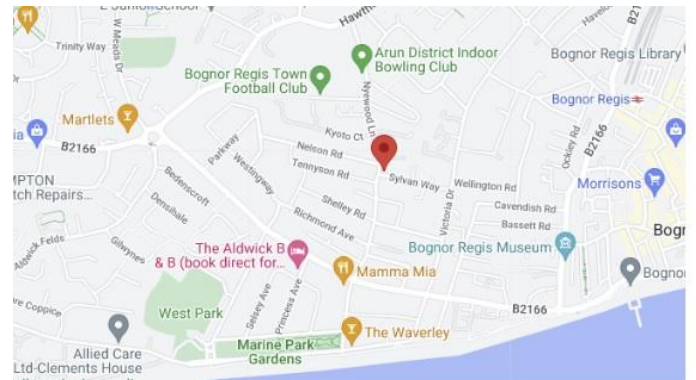
Kitchen: 7' 4" x 5' 3" (2.25m x 1.62m)

Bathroom: 4' 7" at shoulder height / 7' 7" max x 7' 4" (1.40m x 2.25m)

Lease Information: The vendor informs us that this property has a share of the freehold with 110 years remaining on the lease. There is no ground rent and the current maintenance charge is £1050 pa.

We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

Council Tax Band: A

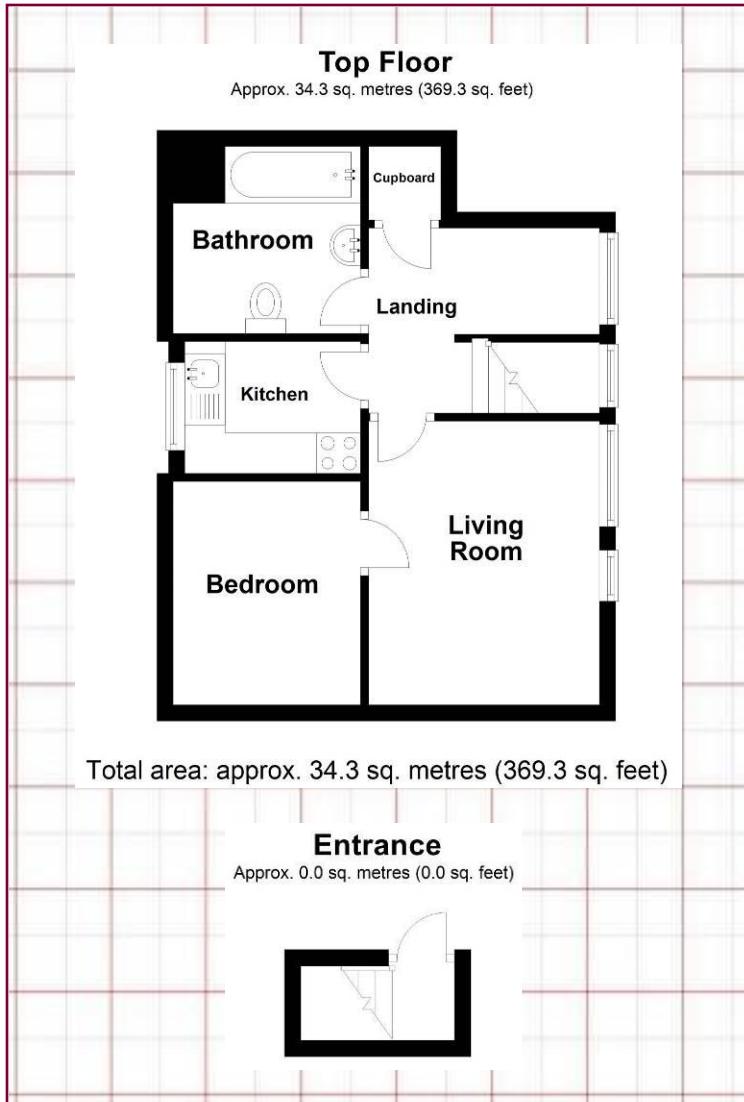


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.