



## Wingletye Lane

Hornchurch, RM11 3DA

Guide Price £170,000 - £175,000 An ideal buy to let investment with a rental yield of approx 7% is this top floor studio apartment offered for sale with no onward chain, benefits include garage, residents gated parking, residents communal gardens, loft for storage and a share of freehold with the purchase.

**Guide Price £170,000 - £175,000 - Leasehold - Council Tax: A**

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## Entrance Hall

Entrance door, loft access, electric radiator, carpet.

## Reception Room

14'5 x 13'1 (4.39m x 3.99m )

Double glazed window to side, electric radiator, carpet.

## Kitchen

6'7 x 5'1 (2.01m x 1.55m )

Stainless steel single drainer sink, electric cooker point, plumbing for washing machine, fitted units, part tiled walls, tiled flooring.

## Bathroom

Low level WC, pedestal wash hand basin, panelled bath, part tiled walls, tiled flooring.

## Communal Gardens

### Parking & Garage

Gated residents communal parking, private garage (16'2 x 7'10).

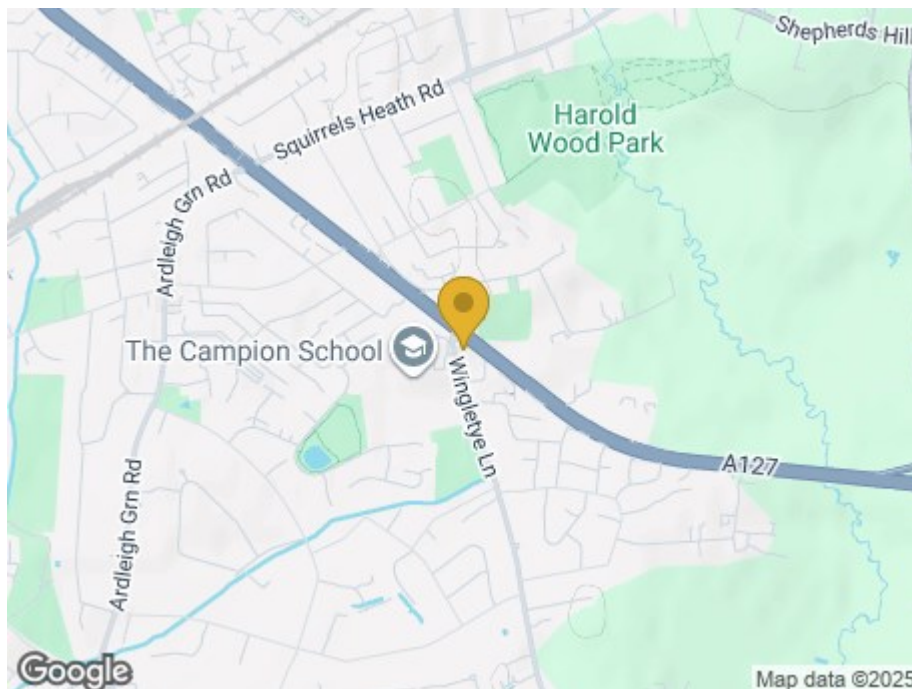
### Material Information

We have been advised by the seller the following information:

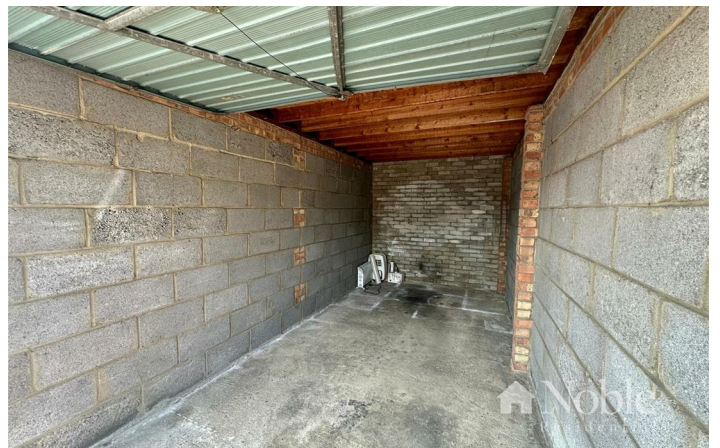
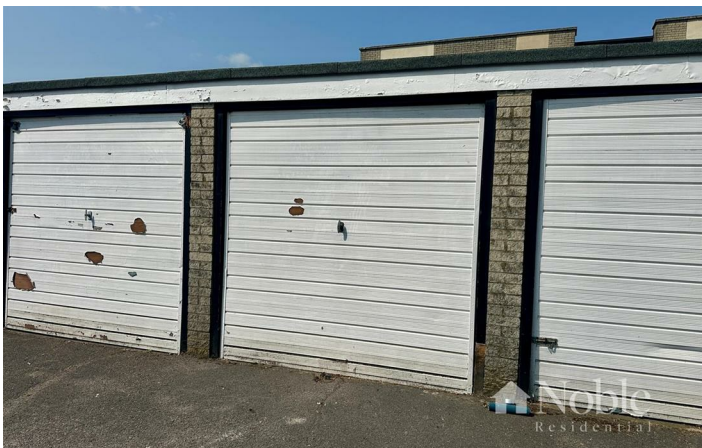
Lease: 74 years remaining

Ground Rent: Currently £20.00 per annum

Service Charge: Approx £1,080.00 per annum

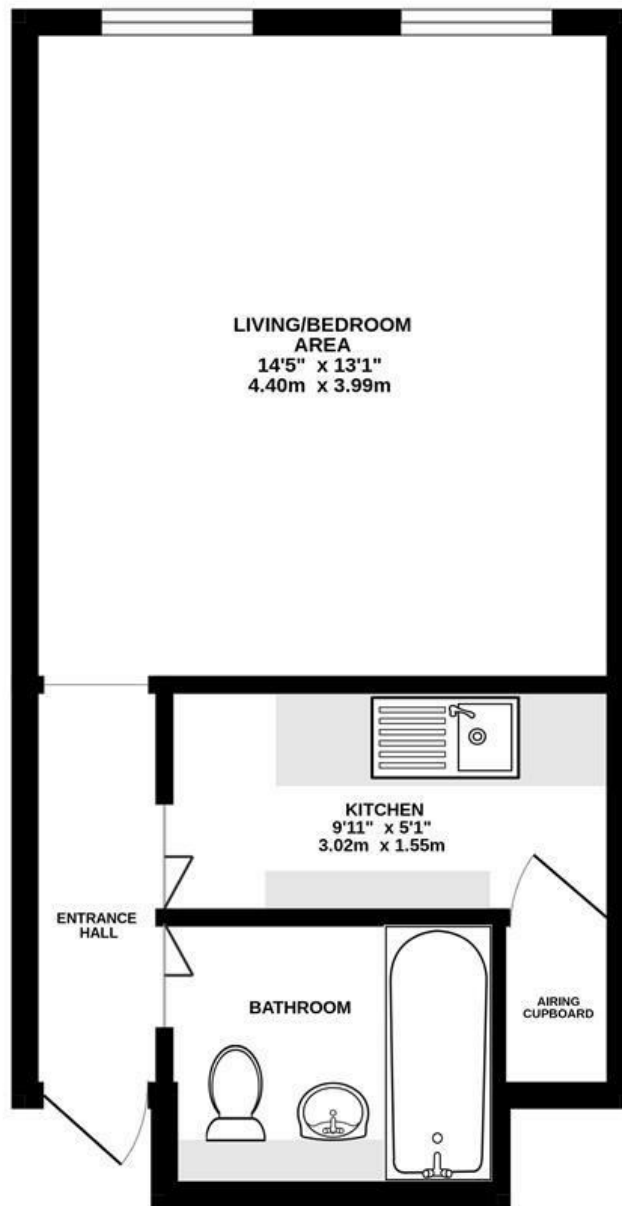








SECOND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 319 sq.ft. (29.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information:  
Council Tax Band: A  
Tenure: Leasehold

