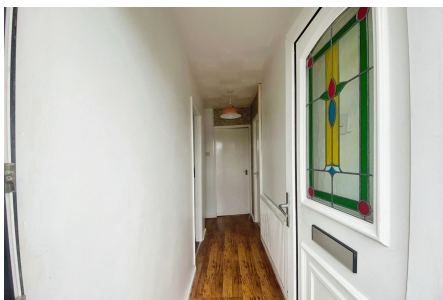


## Breydon Court, Breydon Avenue, Cusworth, Doncaster, DN5

Guide Price £80,000

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Excellent investment opportunity for landlords or investors seeking a high-yield asset. This property is situated in a quiet location with a strong local community and easy access to local amenities.

Currently, the property is tenanted, achieving a rental income of £575 per month, which translates to £6,900 per annum. This represents a substantial yield of 8.6% on your investment.

**TENURE: LEASEHOLD. £1,173.50 ANNUAL SERVICE CHARGE & GROUND RENT**

**Energy Performance Certificate (EPC) rating of D. Council Tax Band A**

## Key Features

- EXCELLENT OPPORTUNITY FOR INVESTOR / LANDLORD
- TENANT CURRENTLY PAYING £575PCM, £6,900PER ANNUM
- SPACIOUS TWO BEDROOM FIRST FLOOR FLAT
- OFF ROAD PARKING TO THE REAR VIA CAR PARK
- EPC RATING D. COUNCIL TAX BAND A
- THE PROPERTY IS TENANTED, TO BE SOLD TENANTED
- ACHIEVING A YIELD OF 8.6%
- ONE DOUBLE BEDROOM AND ONE GOOD SIZE SINGLE BEDROOM
- GREAT LOCAL TO ALL AMENTIES
- CURRENT CERTIFICATES - GAS JULY 2024. EICR MARCH 2027

