

# HOME



**Old Moulsham**  
**Guide Price £150,000-£160,000 (Plus fees)**  
**2-bed apartment**

## George Street

For sale by online auction with a Guide Price of £150,000 - £160,000\* plus fees.

All enquiries and viewing requests are being handled direct by Clive Emson Land & Property Auctioneers.  
PLEASE VISIT THEIR WEBSITE [cliveemson.co.uk](http://cliveemson.co.uk)

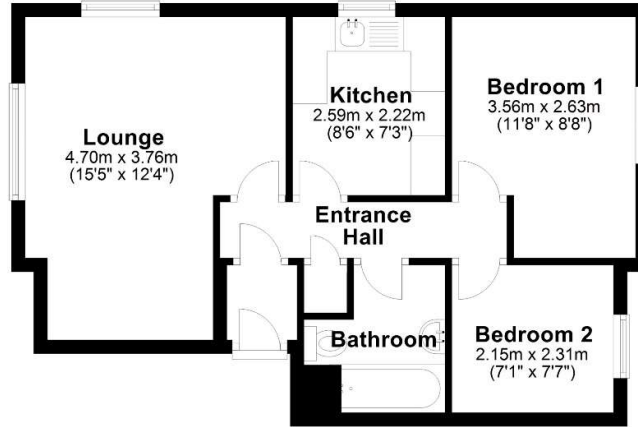
This ground floor apartment presents an excellent investment opportunity with a potential 6% NET yield and is available to cash buyers only. Situated in the sought after Old Moulsham area of the City just a short walk from Moulsham Street, home to various popular local pubs and restaurants. Inside, there is an entrance hall, lounge, kitchen, two bedrooms and bathroom. Other features for this home include electric heaters, an allocated parking space and being ready to move straight in due to being beautiful presented throughout.

**Old Moulsham**  
**88 Moulsham Street**  
**Essex CM2 0JF**

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

**Sales**  
01245 344 644  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

Ground Floor



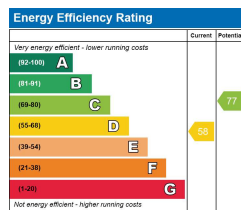
APPROX INTERNAL FLOOR AREA  
44 SQ M 475 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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Features

- For sale by online auction
- Guide Price £150,000 - £160,000\* plus fees
- Live bidding 5th February - 7th February 2024
- All enquiries & viewing requests to be handled direct by Clive Emson
- Walking distance of the High Street & railway station
- Spacious lounge with space for a table and chairs
- Two bedrooms
- Modern kitchen & bathroom
- Great investment opportunity at 6% NET Yield
- Sought after Old Moulsham area

EPC Rating



The Nitty Gritty

Tenure: Leasehold  
Council Tax: The Council tax band for the property is Band B with an annual amount of 1,547.28.  
Lease length: 99 years from 1/1/1984 expiring on 31/12/2082 with 60 years remaining.  
Ground rent: £70 per annum and increases to £100 per annum for the remainder of the term after the first sixty years of the term.  
Service charge: For 01/01/2022 to 31/12/2023 is £443.95. The service charge is reviewed annually.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

