



2 BED MODERNISED FLAT TELFORD ROAD, EAST KILBRIDE



Market value: **£68,000**

Mortgage at 75% loan to value: **£51,000**

Monthly mortgage payment: **£195 pcm**

Monthly expected rental: **£400 pcm**

Monthly positive cashflow: **£205 pcm**

INSTANT
EQUITY:
£17,000

*Mortgage rate based on
4.55% - rates may vary*

ACHIEVING GROWTH THROUGH INVESTMENT

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2 Bed, modernised flat, Telford Road, East Kilbride

PROPERTY DESCRIPTION

Recently modernised flat within popular area and within close proximity to Town Centre, offering spacious accommodation. Early viewing essential. Subject on offers extends to reception hall, lounge with sun balcony, kitchen, two double bedrooms and bathroom. Property is further enhanced by double glazing and electric heating. Ideal location for excellent local amenities and transport links.

Entrance:

Initial entry is gained via timber door to hallway, providing access to all apartments, laminate flooring, electric heater, light fitment, storage cupboard, additional shelved storage cupboard.

Lounge

12' x 22'4" (3.66m x 6.8m): Good sized principal apartment with double glazed window and patio door providing access to sun balcony, feature fireplace with inset electric fire, tv point, ample power points, cornice to ceiling, twin ceiling light fitment, electric heater.

Kitchen

7'8" x 11'2" (2.34m x 3.4m): Well equipped kitchen comprising a range of base mounted units, worktop surfaces, sink with side drainer and mixer tap, tiled to splashback, window formation, vinyl flooring, plumbing for automatic washing machine, cooker.

Bedroom One

10'8" x 11'8" (3.25m x 3.56m): Good sized double bedroom, window formation, cornice to ceiling, light fitment, carpet, ample power points.

Bedroom Two

10'11" x 10'11" (3.33m x 3.33m): Double bedroom, window formation, carpet, cornice to ceiling, light fitment, ample power points.

Bathroom: Comprising three piece white suite, low level wc, wash hand basin, bath with electric shower and shower screen, tiling to walls, matching floor tiles, double glazed opaque window formation.

ROOMS:

- 2 Bedrooms
- Entrance
- Lounge
- Kitchen
- Bathroom