

# BELVOIR!

Cheltenham

15 Bath Road, Cheltenham, Gloucestershire, GL53 7HG

Cheltenham Road, Gloucester, Gloucestershire GL2 0LR



Price £745,000 Freehold

Belvoir are delighted to offer this superb investment opportunity for sale. This substantial Georgian house has been converted into 7 self contained one bedroom apartments. The apartments are currently tenanted and are offered in first class condition. We have let the apartments for many years and they have consistently been popular with low levels of void periods. The apartments are finished to high standard and consequently command good rents.

The apartments and the FREEHOLD are being offered for sale.



Call: 01242 221188

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



## Schedule of Flats

As Below

- Apartment 1 - Current Rent - £514
- Apartment 2 - Current Rent - £520
- Apartment 3 - Current Rent - £475
- Apartment 4 - Current Rent - £520
- Apartment 5- Current Rent - £525
- Apartment 6 - Current Rent - £450
- Apartment 7- Current Rent - £535

Total Monthly Rent if all occupied - £3539 .

Gross Yield assuming all occupied - 5.7%

## EPC Ratings

As Below

- Apartment 1 - EPC Rating E53
- Apartment 2 - EPC Rating D58
- Apartment 3 - EPC Rating D58
- Apartment 4 - EPC Rating D68
- Apartment 5- EPC Rating D67
- Apartment 6 - EPC Rating C69
- Apartment 7- EPC Rating C79

## Disclaimer

Appliances such as radiators, heaters,

boilers, fixtures or utilities which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent inquiries on these matters. All measurements are approximate.

