



Kingsdown HMO | Guide Price £675,000

leese & nagle 

6 Highbury Villas

Bristol, Bristol, BS2 8BX.

- Five double bedrooms
- Two bathrooms one of which is en-suite
- Annual rental of £40,200
- HMO license in place
- Approx 320m from Bristol university

Student HMO with tenants in place for 2023/2024!
A five-bedroom end of terrace HMO in a prime position just off of St Micheals Hill. Currently let at £670 per room the property brings in an annual rental of £40,200 per annum.

Currently managed by student let experts the property has had a strong rental history for 18 years in the student sector. Approximately 320m from Bristol university, the property is perfectly positioned! Clifton, Whiteladies Road and Gloucester Road are all within 1 mile, whilst fantastic transport links provide access to Bristol City center and Temple meads train station.

The property consists of five large double bedrooms one of which has an en-suite, a communal shower room and an open plan kitchen/living diner. Externally the property has a rear courtyard style garden.





Council; tax band E

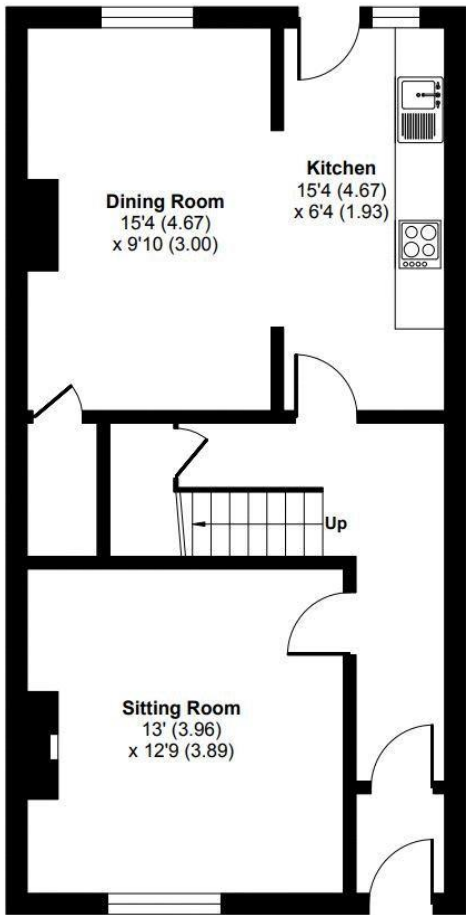
Energy Performance Certificate
Rating D



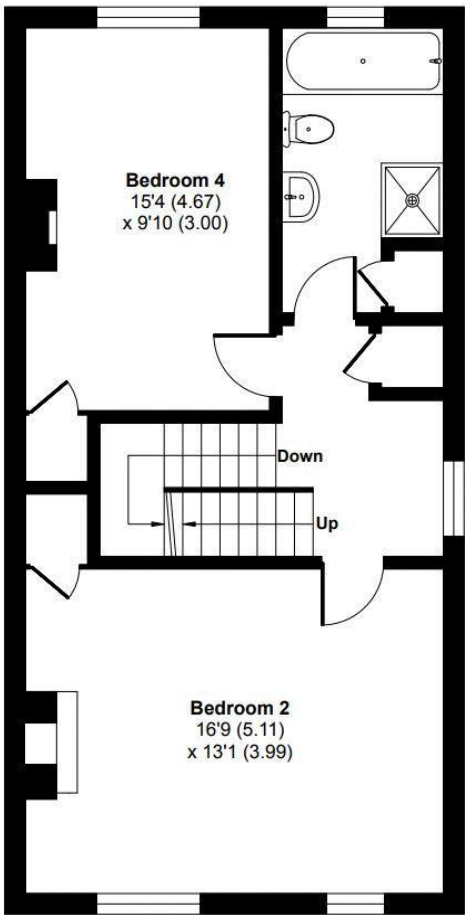
Highbury Villas, Bristol, BS2

Approximate Area = 1667 sq ft / 154.8 sq m

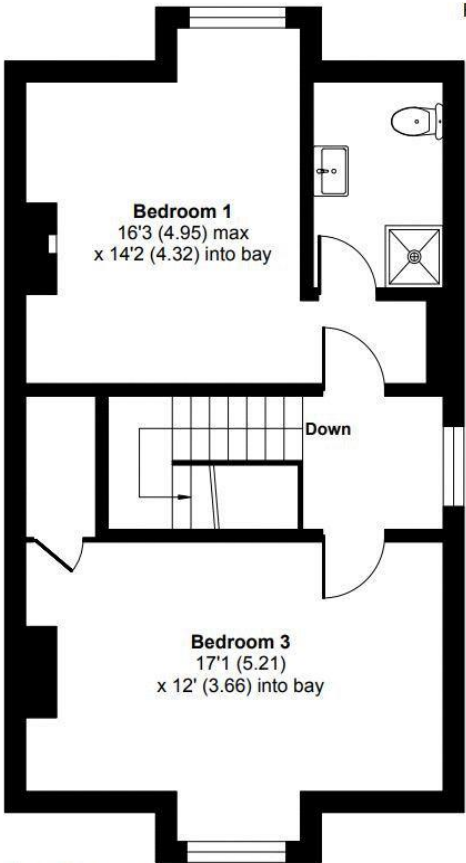
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2023. Produced for Leese & Nagle. REF: 1019265 - BROCHURE



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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