

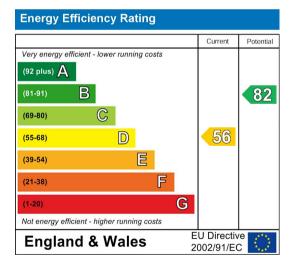
Floor Plan



Area Map



- 9.28% Gross Yield: Proven high return on investment.
- £39,000 Annual Income: Inclusive of all utility bills.
- Secure Tenancy to June 2026: Guaranteed income stream.
- Six Bedrooms: Well-sized for student accommodation.
- Two Modern Shower Rooms: Enhancing tenant comfort.
- Spacious Kitchen/Diner: Communal social area.
- Large Basement Lounge: Additional living space.
- Double Glazing & Gas Central Heating: Energy efficient and comfortable.
- Prime Student Location: High demand and consistent rental.
- Turnkey Investment: Tenants secure to 30th June 2026.









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.