

£400,000









## Floor Plan



- Ready-made, well-maintained Student HMO property.
- Currently let, generating a gross annual income of £37,440 (excluding bills).
- Offering an attractive investment return with a 9.3% yield.
- Substantial six-bedroom property.
- Features the rare and desirable amenity of off-street parking.
- Includes six double bedrooms with student tenants.
- All six bedrooms are equipped with individual wash hand hasins
- The communal areas consist of a separate lounge and a dining kitchen.
- Accommodates tenants with two shower rooms and three W.C.'s.
- Equipped with full gas central heating and double glazing.

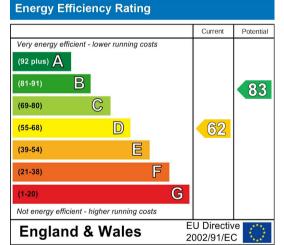






## Area Map





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