







## Superb Investment – 4 Self-Contained Apartments in Traditional Extended Building

An outstanding opportunity to acquire a block of four self-contained apartments, situated within a characterful extended traditional building, ideally suited to investors seeking a high-yield, low-maintenance asset.

Each apartment is well-appointed and benefits from a private living room with kitchen area, double bedroom, and modern bathroom or shower room. The properties are gas centrally heated, double glazed, and individually metered, ensuring ease of management and utility separation.

To the rear of the property is off-street car parking, a rare and valuable feature enhancing tenant appeal and long-term rental stability.



  
**ABODE**  
SALES & LETTINGS



## Further Information

### Investment Details

- Annual rental income at full occupancy: £26,500
- Current asking price: £279,950
- Gross rental yield: approx. 9.5%
- All properties EPC Rated C
- Further rental growth potential

### Key Features

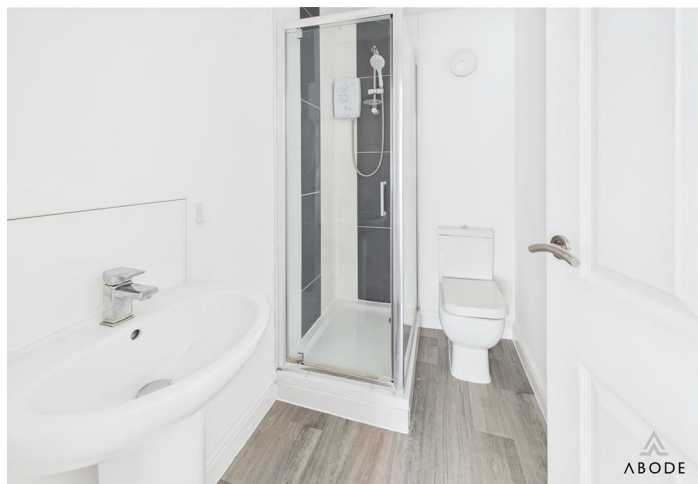
- Freehold building
- Four self-contained 1-bedroom apartments
- Double glazed & gas centrally heated
- Rear car parking
- Fully tenanted (two currently vacant for ease of viewing)
- Separate metering per unit
- Quiet residential setting with strong local rental demand

### Viewing Information

Two of the apartments have been kept vacant to facilitate viewings, with the remaining two tenanted by reliable, long-term occupants. Additional internal inspections can be arranged once solicitors are instructed to minimise disruption and maintain tenant privacy.

This is a hassle-free, ready-to-go investment offering strong returns from day one, with excellent tenant retention and scope for future rental uplift.







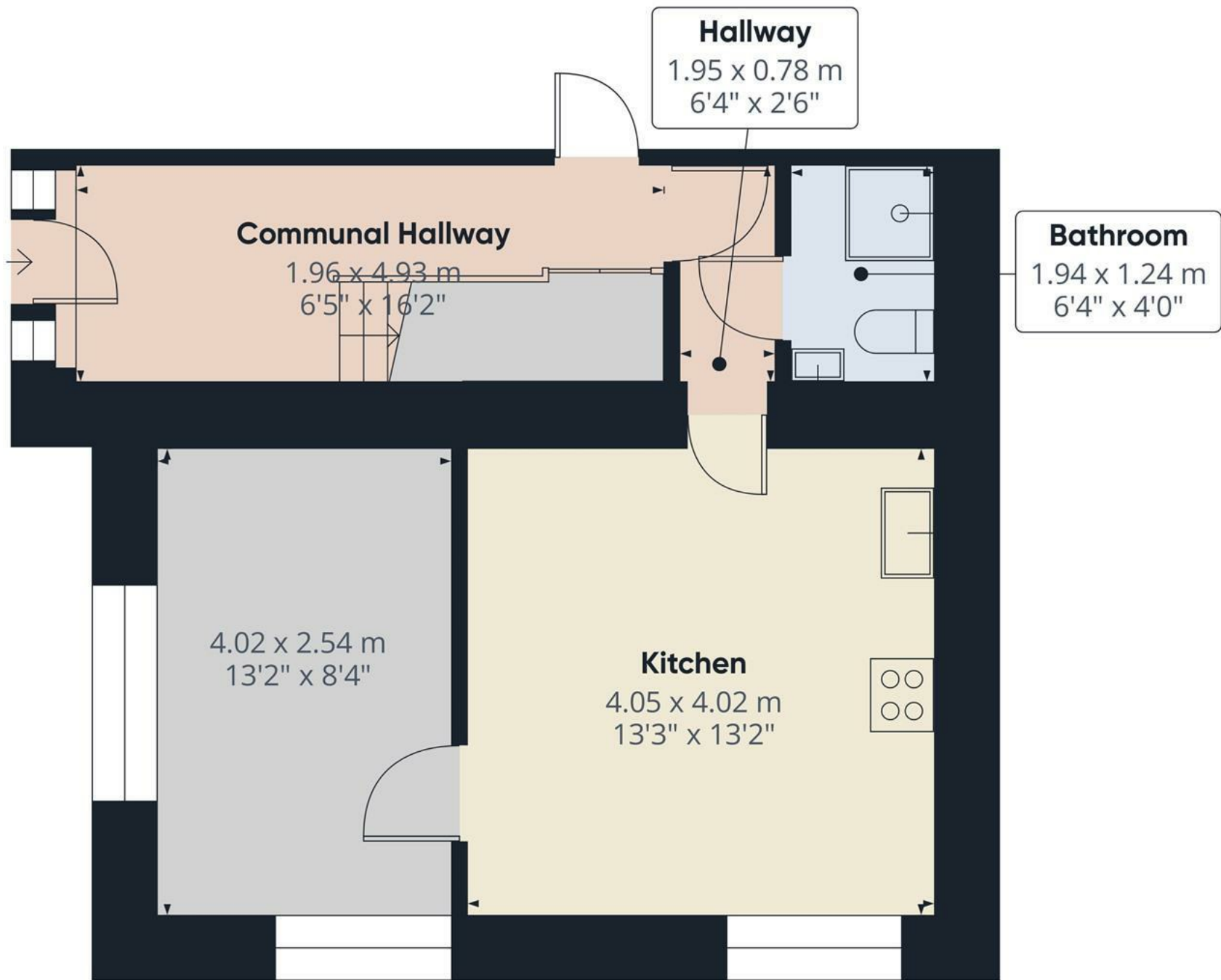












Floor 0

Approximate total area<sup>(1)</sup>  
40.2 m<sup>2</sup>  
433 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





Approximate total area<sup>(1)</sup>

28.4 m<sup>2</sup>

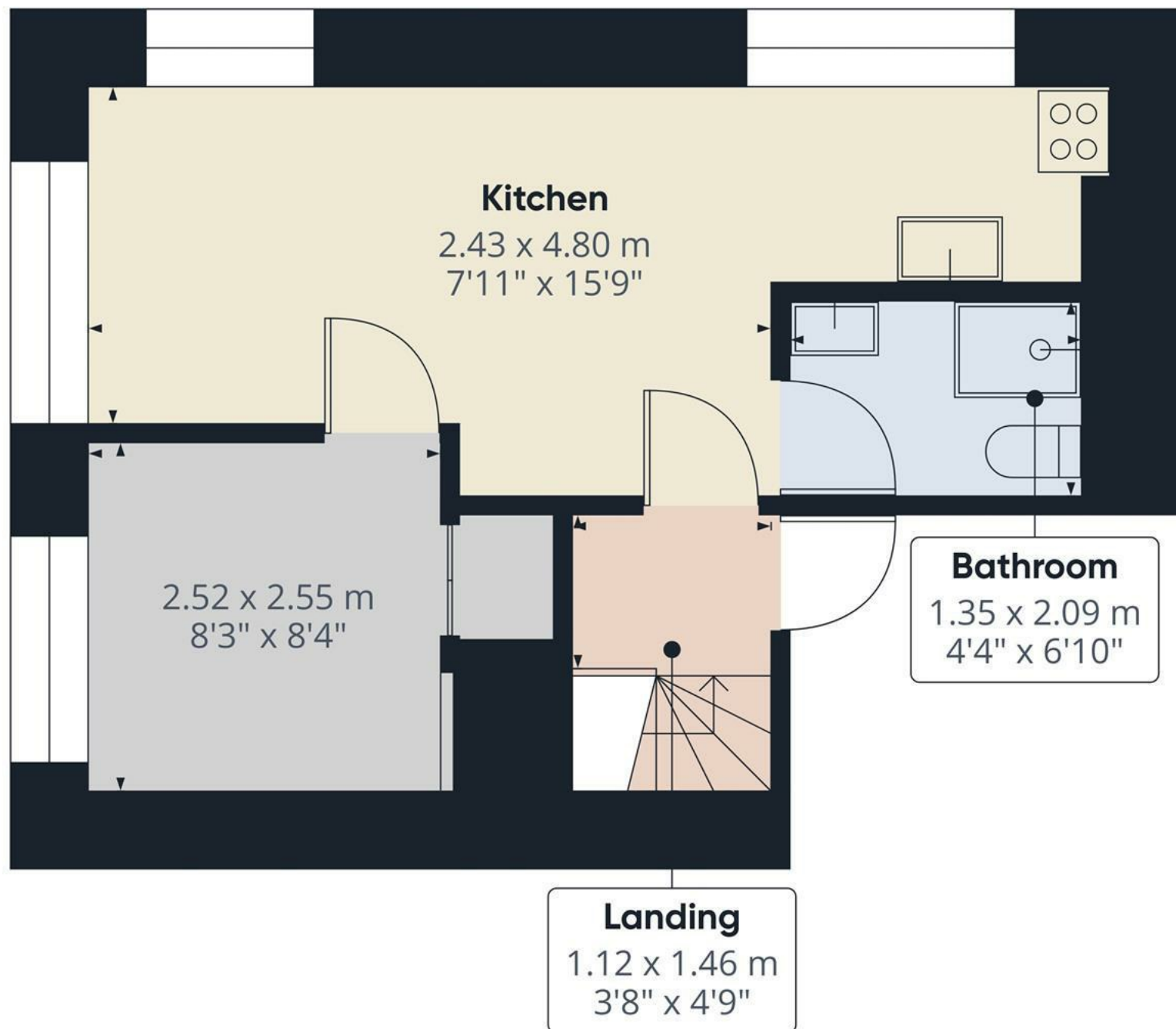
306 ft<sup>2</sup>

(1) Excluding balconies and terraces

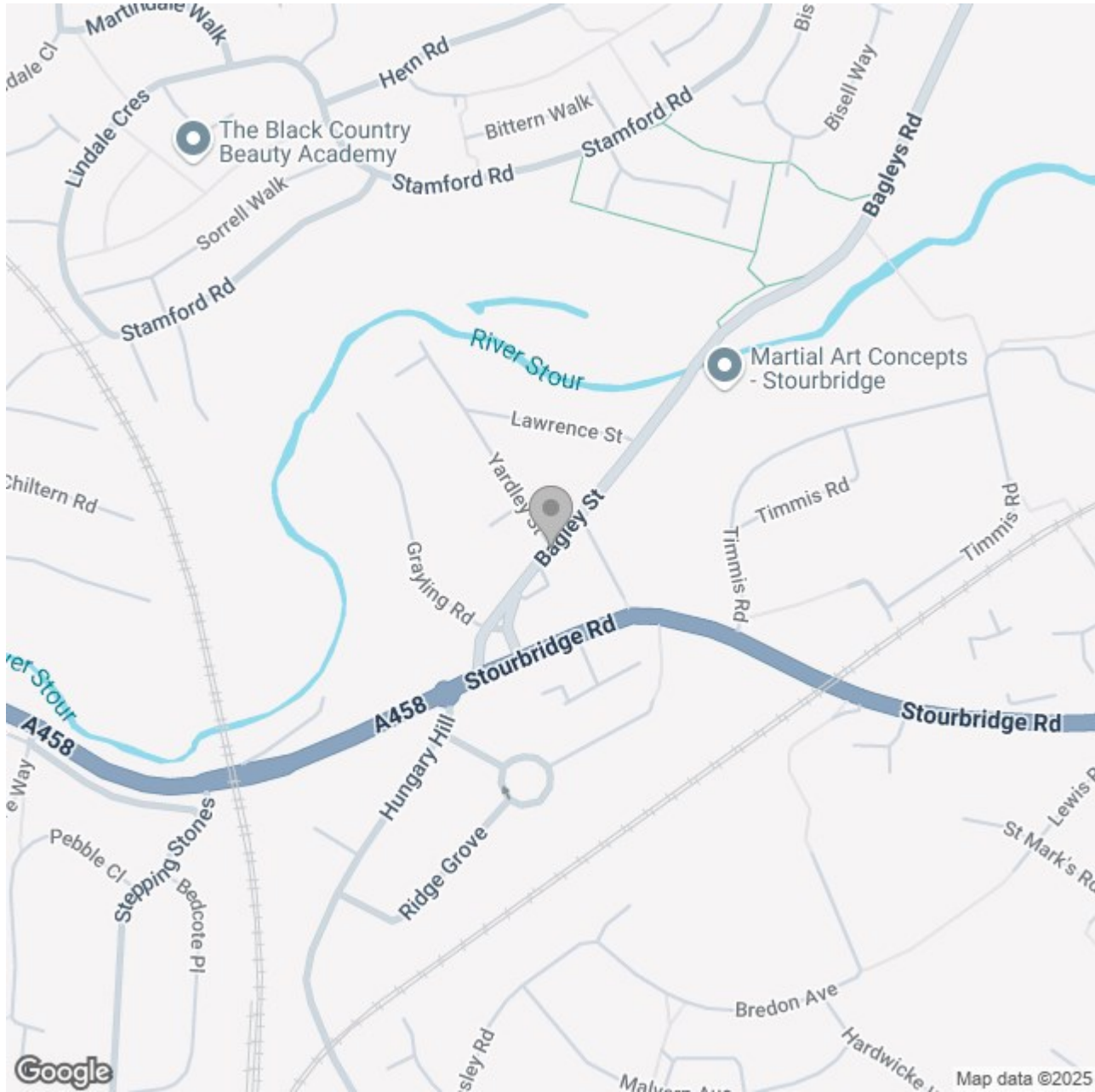
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Floor 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC