



Holyhead Road,  
Bangor  
19 Bed  
House  
£1,142,000



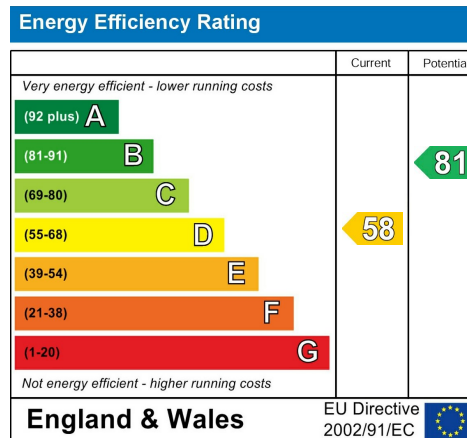
**VARCITY  
LIVING**  
Sales | Lettings





All measurements are approximate and for display purposes only

- £136,948 Gross Income Secured For 24/25 Academic Year
- Prime Student Location
- History of Consistent Rental Income
- 19 Double Bedrooms
- 50m From Bangor Train Station



An exceptional investment opportunity available in the heart of the bustling student city of Bangor.

Offering £136,948 gross rental income for the 24/25 academic year, delivering an 11.99% gross yield and demonstrating a history of consistent occupancy.

Comprising of a 19 bedroom property, consisting of a 2, 3 and 4 bedroom self-contained apartment, individual en-suite bedrooms with a shared kitchen and several self-contained studios. To the side and rear of the building is private parking, often a scarce facility for properties in the surrounding area.

Bangor University dating back to 1884 attracts a constant stream of UK and International students, with the most recently published statistics showing an intake of 10,505 students for the 21/22 academic year.

Being located within half a mile of the main university campus and 300 metres from the main High Street, puts Neuadd Deiniol in a key strategic location, highly attractive to prospective student occupants.

**CONTACT**

1 College Road  
Bangor  
Gwynedd  
LL57 2AN

E: sales@varcityltd.com  
T: 01248 719254  
www.varcityliving.co.uk

