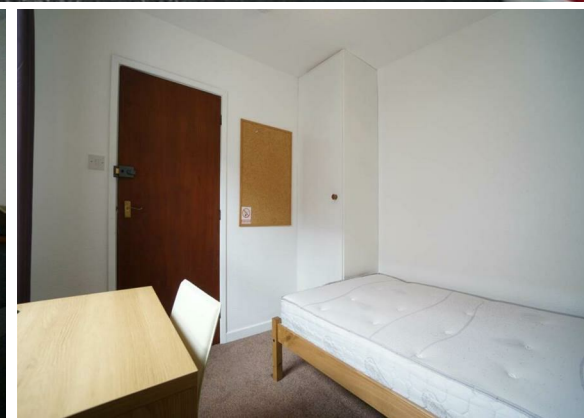


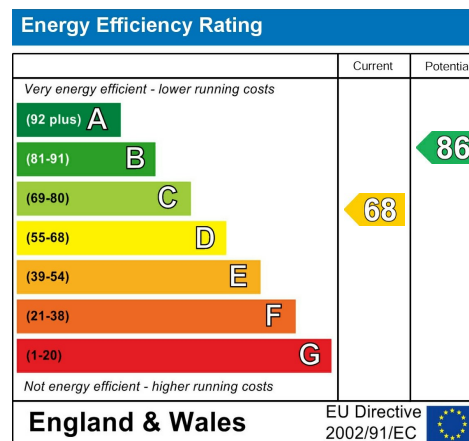


**Albert Street,
Bangor
3 Bed
House
£145,000**



**VARCITY
LIVING**
Sales | Lettings

- Gas Central Heating & UPVC double glazing
- Three Double Beds
- Sought After Student Area
- HMO Licenced
- Occupants Secured Until July 2025
- Close Proximity to University Buildings



Three bedroom HMO, positioned in the highly sought after student area of the city, Upper Bangor. Less than a five minute walk from the main university campus, Main Arts, with great access to amenities such as supermarkets, cafe's, bars and restaurants.

To be sold with a current rental contract in place providing £16,056 gross annual rent for the 23/24 academic year, along with £17,683.29 secured for 24/25. A secured income stream, up to July 2025.

Ground floor composition; double bedroom, living area and kitchen to the rear. First floor composition; bathroom with overhead shower, WC and sink, along with two double bedrooms. Each of the three bedrooms contain a double bed, study desk with chair and storage furniture, with all furniture and fittings included within the sale price. Benefitting from a recently installed bathroom in 2022 with new enclosed shower, sink basin, WC, flooring and wall cladding.

CONTACT

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