



College Road,
Bangor
8 Bed
House
£420,000



**VARCITY
LIVING**
Sales | Lettings

GROUND FLOOR
740 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.3 sq.m.) approx.



2ND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1867 sq.ft. (173.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£52,500 Gross rent secured for 24/25 academic year and located in the city's stellar student hotspot of upper Bangor, this eight bedroom HMO provides standout long term investment potential. Demonstrating a proven track record of consistently generating > £44,000 annual rent.

26 College Road meets all the main student criteria, including double bedrooms, large communal space, en-suite bathrooms, separate WC's and the added bonus of private parking for up to four vehicles. To be sold with all existing furnishings and fittings, offering, a readymade investment.

Located 100 metres from the main University makes this property, a convenient and attractive location to student tenants. With several bars, restaurants, cafes, takeaways and supermarkets within a close walking distance.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

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

- £52,500 Gross Rent Secured For 24/25 Academic Year
- Private Parking For 4x Vehicles
- Victorian Era Property
- Three Storey Building
- Close Proximity to University Buildings
- Five Showers Inc 2x En-suite
- Ground Floor Rear Extension
- Long History of Generating Rental Income

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

