



## 29 ZETLAND ROAD

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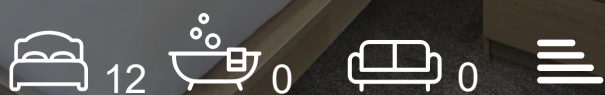
Offers in excess of £700,000

A WONDERFUL HOME, OR A READY MADE INVESTMENT COURTESY OF THIS DEVELOPMENT OF 6 MODERN APARTMENTS WHICH ARE IDEALLY SUITED TO THE CONTRACTOR OR HOLIDAY LET MARKET. THESE HAVE A STRONG HISTORY OF BEING LET AND ARE UNLIKELY TO REQUIRE ANY LARGE SCALE MAINTENANCE OR UPGRADING DUE TO THEIR MODERN NATURE. THE CURRENT OWNER IS OFFERING TO TAKE BACK THE DEVELOPMENT ON A 5 YEAR CORPORATE LEASE ON THE WHOLE BLOCK OF 6 UNITS AT A RENT OF £200 PER WEEK PER APARTMENT SHOULD AN INCOMING PURCHASER PREFER. THIS WOULD UNDERPIN A GUARANTEED £1200 PER WEEK AND A £62,400 ANNUAL GROSS INCOME. HOWEVER THE OPTION TO TAKE ON THE BLOCK AND ADVERTISE TO SECURE BOOKINGS WOULD MAXIMISE RETURNS EVEN FURTHER WHERE A POTENTIAL £400-500 PER WEEK PER APARTMENT IS ACHIEVABLE. THE APARTMENTS COME WITH A PRIVATE CAR PARK TO THE REAR, WHICH IS ADVANTAGIOUS IN SECURING BOOKINGS. THE PROPERTIES WILL COME FULLY FURNISHED, AND READY TO BE LET!

- 6 x 2 BED APARTMENTS SUITABLE FOR CONTRACTOR ACCOMMODATION OR HOLIDAY LETS
- YIELDS OF 17%-20% GROSS BASED ON THE PROPERTIES PERFORMANCES (UNDER THE CURRENT OWNER (AVERAGE OF £400 PER WEEK)
- A GUARANTEED YIELD OF 8.6% IF THE CORPORATE LEASE OFFERED BY THE CURRENT VENDOR IS TAKEN
- A RANGE OF DESIGNS AND LAYOUTS - HOWEVER ONE THING IS GUARANTEED AND THAT IS THE QUALITY OF FINISH
- AN EASY TO MANAGE 'FULL BLOCK'
- THERE ARE SEVERAL SERVICED ACCOMMODATION OR HOLIDAY LET AGENTS WHO COVER THIS AREA SO HELP IS ON HAND NIF YOU ARE A REMOTE INVESTOR
- OR TAKE AWAY THE RISK FACTOR BY TAKING UP THE OWNERS OFFER OF A CORPORATE LEASE.
- ALLOCATED AND SECURE PARKING TO THE REAR

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



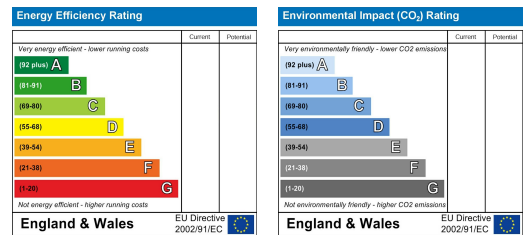
## Floor Plan



## Area Map



## Energy Efficiency Graph



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