



29 ZETLAND ROAD

, LOFTUS, TS13 4PW

Offers in excess of £120,000

A WONDERFUL MODERN HOME, OR A READY MADE INVESTMENT COURTESY OF THIS BEAUTIFUL MODERN APARTMENT WHICH IS IDEALLY SUITED TO THE CONTRACTOR OR HOLIDAY LET MARKET. THIS HAS A STRONG HISTORY OF BEING LET & IS UNLIKELY TO REQUIRE ANY LARGE SCALE MAINTENANCE OR UPGRADING DUE TO THEIR MODERN NATURE. THE CURRENT OWNER IS OFFERING TO TAKE BACK THE APARTMENT ON A 5 YEAR CORPORATE LEASE AT A RENT OF £200 PER WEEK SHOULD AN INCOMING PURCHASER PREFER. THIS WOULD UNDERPIN A £10,400 ANNUAL GROSS INCOME. HOWEVER THE OPTION TO TAKE ON THE APARTMENT PERSONALLY AND ADVERTISE TO SECURE BOOKINGS WOULD MAXIMISE RETURNS EVEN FURTHER WHERE A POTENTIAL £400-500 PER WEEK PER APARTMENT IS ACHIEVABLE (BASED ON PREVIOUS PERFORMANCE). THE APARTMENT COMES WITH A PRIVATE CAR PARK TO THE REAR, WHICH IS ADVANTAGIOUS IN SECURING BOOKINGS OR ADDS CONVENIENCE FOR ANY LIVE IN OWNER. THE PROPERTIES WILL COME FULLY FURNISHED, AND READY TO BE LET!

- A 2 BED APARTMENT SUITABLE FOR LUXURY HOME LIVING, CONTRACTOR ACCOMMODATION OR HOLIDAY LETS
- YIELDS OF 17%-20% GROSS BASED ON PREVIOUS 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
- THERE ARE SEVERAL SERVICED ACCOMMODATION OR HOLIDAY LET AGENTS WHO COVER THIS AREA SO HELP IS ON HAND NIF YOU ARE A REMOTE INVESTOR
- ALLOCATED AND SECURE PARKING TO THE REAR
- PERFECT LOCATION FOR COMMUTING TO NEIGHBOURING TOWNS OR INDUSTRIAL PLANTS, LOCAL COASTAL ATTRACTIONS OR FURTHER AFIELD

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.



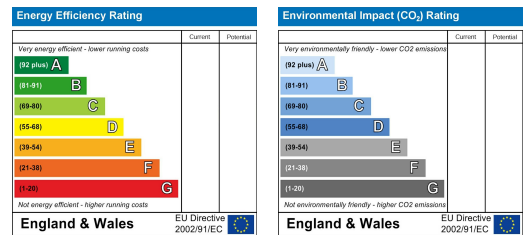
Floor Plan



Area Map



Energy Efficiency Graph



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