

4 TOWNFIELD VILLAS  
RUTLAND STREET  
DONCASTER  
DN1 2JH

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FREEHOLD BLOCK  
OF 5 APARTMENTS  
**INVESTMENT  
OPPORTUNITY**

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- Unbroken Freehold
- Fully Let Residential Investment
- High Yielding With Rental Growth





## INVESTMENT SUMMARY

**High yielding freehold block of 5x  
one-bedroom apartments in a  
desirable residential area  
overlooking the Town Fields.**

- Generating a combined rental income of £36,480 per annum providing a low average rent of £608 pcm
- Potential ERV of £39,000 per annum (£650 pcm per flat)
- Longstanding tenants
- Spacious, good quality and well-maintained apartments
- Close to local amenities
- Off street parking and two garages included
- Potential for further rental growth
- Asking £425,000 reflecting a gross yield of 8.58% and a reversionary yield of 9.18% assuming an ERV of £39,000 per annum





## DESCRIPTION

Five spacious one bedroom apartments providing good quality accommodation over three floors, with off street parking. Each apartment is one bed roomed with a large living room, bathroom, and double bedroom. Each is equipped with a bath, shower, kitchen with electric cooker. There is double glazing and electric heating throughout.

Externally there is off street parking and two garages, with a secure security shutter to the entrance of the rear garden area. The building is of traditional red brick construction under a tiled roof.

This provides an excellent opportunity for an investor to benefit from a high yielding return with potential for further rental growth. There is also a potential lucrative break up potential by selling the apartments individually.

## ACCOMMODATION

Floor	Sq M	Sq Ft
Flat 1	55	592
Flat 2	53	570
Flat 3	55	592
Flat 4	53	570
Flat 5	51	549



## LOCATION

The property is located on the north east side of the city centre, with ease of access to the city centre which is a short walk away. Town Field Villas is a quiet cul-de-sac of traditional and characterful properties overlooking the Town Fields, an attractive open green space.

Doncaster Train station is approximately 1 mile away and it provides regular service to London via the East Coast Main Line with an approximate journey time of 90 minutes.



SAT NAV: DN1 2JH



PIRATE.NUMBER.FIGURE



## TENANCIES

- Total passing rent: £36,580 per annum
- Average per flat £7296 per annum / £608 pcm

The flats are held on 12 month Assured Short hold Tenancy Agreements – copies are available upon request.

The most recent letting of Apartment 5 is at £650 pcm. Assuming that can be replicated on the other apartments, the total rent would be £39,000 per annum, providing a good opportunity for rental growth.

## GUIDE PRICE / TERMS

Inviting offers in excess of **£425,000 (Four hundred and Twenty Five Thousand Pounds)** reflecting a **gross yield of 8.58%**.

Reflecting a reversionary yield of 9.18% assuming an ERV of £39,000 per annum



## EPC

Ratings range from C to E. Please request copies from the agents.

## TENURE

Freehold subject to five AST agreements.

## AML

Purchasers will have to supply information to comply with Anti Money Laundering Regulations.

## COUNCIL TAX

Each apartment is in council tax Band A.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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