



Park Street | | Weymouth | DT4 7DG

Offers Over £225,000

BEAUMONT  JONES

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****GREAT INVESTMENT OPPORTUNITY WITH OVER 7% RENTAL YIELD****

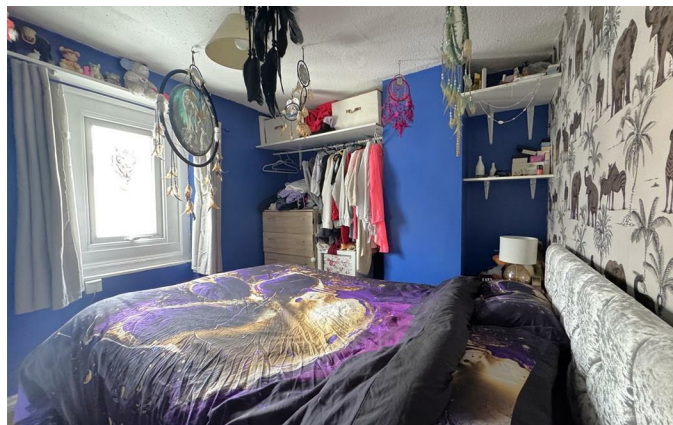
Offered with no onward chain and as a going concern, we are delighted to offer a freehold property split into two self-contained flats currently generating a yearly income of £16,800. The property is located within walking distance of the town centre & beach. There is a two bedroom duplex flat and a large one bedroom ground floor flat with a courtyard. Viewing is highly recommended.

- Great Investment Opportunity Offering Over 7% Rental Yield
- Large One Bedroom Ground Floor Flat & Two Bedroom Duplex Flat
- Currently Generating £16,800 PA
- Freehold Property Split Into Two Self-Contained Flats
- Being Sold As A Going Concern
- No Onward Chain

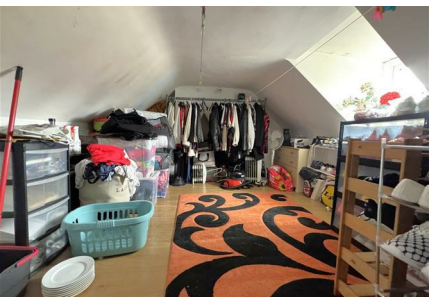
Full Description

This property is being sold as a going concern offering a freehold property split into two self-contained flats under one title currently generating £16,800 PA giving a rental yield of over 7%.

Flat one is a large one double bedroom ground floor flat with it's own private entrance and courtyard garden. The accommodation incudes a generous sized lounge/diner, inner hall with a utility area, shower room with a separate WC, one double bedroom, fully self-contained kitchen, large built-in storage cupboard and a courtyard garden for private



Great investment opportunity currently generating £16,800 PA offering over a 7% rental yield.



use to this flat only. This flat is currently achieving £650 PCM.


Flat two is a two bedroom duplex flat with it's own entrance. Upon entering the flat there are stairs rising to the first floor accommodation including a lounge/diner with a bay window, fully self-contained kitchen, shower room and a double bedroom (bedroom two). Stairs rise to the second floor opening into the master bedroom. This flat is currently achieving £750 PCM.

The property is located within walking distance of the town, beach and train station.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



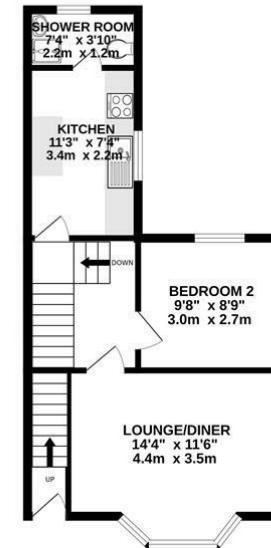
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

We value more than your property

FLAT 1 GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



FLAT 2 1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



FLAT 2 2ND FLOOR
151 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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