

BELVOIR!

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Boulevard, Hull, HU3

£55,000 Guide Price



Leasehold | EPC rating: C

- One Bedroom Ground Floor Apartment
- Tenant in Situ - Rental Income of £475 pcm
- Gross Yield of 10.36%
- Hassle Free Investment Opportunity
- HU3 Location - Close to Hull Royal Infirmary and City Centre

INVITING OFFERS £50,000 - £55,000

TURNKEY INVESTMENT OPPORTUNITY | ONE BED APARTMENT IN HU3

A great opportunity to secure a ready-made investment in a popular rental area of Hull. This ground floor one bedroom apartment is currently let at £475 PCM on a fixed-term tenancy from 30th June 2025 to working tenants. It's being sold with a tenant in situ - so you'll have rental income from completion, with no void period or upfront letting costs.

The property is particularly well suited to first-time landlords seeking a low hassle investment, as well as experienced investors looking for a hands-off addition to their portfolio.

Inside, the apartment offers a double bedroom, a bathroom with white three-piece suite and overhead shower, a fitted kitchen with integrated oven, hob and extractor, and a separate living room with a large bay window. The property has gas central heating, double glazing, and is presented in a clean, neutral condition that continues to appeal to long-term tenants.

The HU3 location is consistently popular with renters due to its close proximity to Hull Royal Infirmary, the city centre, local shops and transport links. It's a go-to area for working professionals and hospital staff looking for affordable accommodation within easy reach of major employers.

The property is leasehold, with 125 years from 2009. Ground rent is £75 per annum and the service charge is £270 per annum.

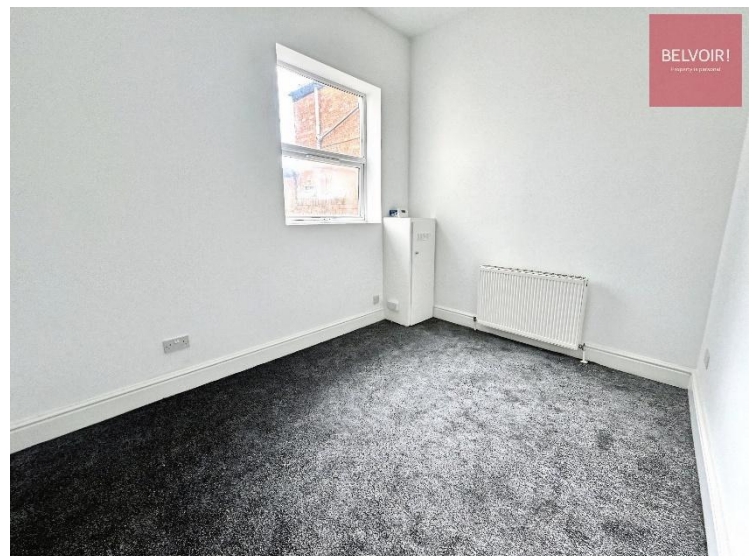
With a tenant already in place, a strong rental history and consistent demand from renters in the area, this property offers a straightforward investment with existing management that can help to ensure a smooth transition.

Key Figures:

- Rent: £475pcm (£5,700 per year)
- Service charge: £270 per year
- Ground rent: £75 per year
- Net income after fixed costs: £5,355 per year
- Yield based on £50,000 - £55,000: 9.74% - 10.71%

(Before mortgage, insurance, management or maintenance costs)

Photographs



Rooms

Living Room

Bright and spacious living room decorated in white with grey fitted carpet. Traditional bay window to the front elevation, offering natural light and character.

2.90m x 4.20m (9'6" x 13'9")

Bathroom

Neutrally decorated bathroom with white splashback tiles and grey wood effect vinyl flooring. Comprises three piece suite with overhead shower.

1.63m x 2.41m (5'4" x 7'11")

Kitchen

Fitted with gloss white wall and base units and white worktops (updated since photographs were taken). Integrated oven, hob and extractor hood.

1.48m x 4.20m (4'10" x 13'9")

Bedroom

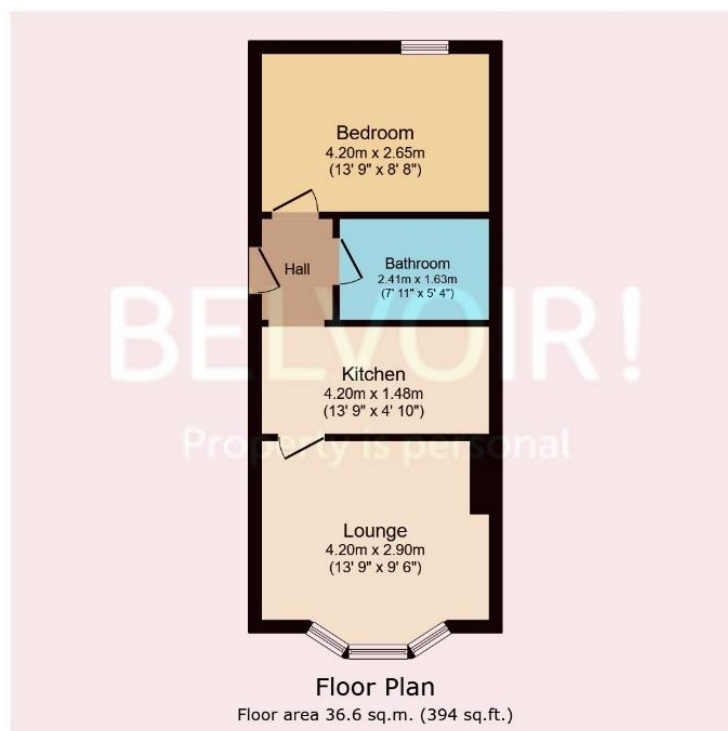
Good sized double bedroom decorated in white with grey fitted carpet. Window to the rear elevation.

2.65m x 4.20m (8'8" x 13'9")

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective tenants only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the landlord by separate negotiation.

Floorplan



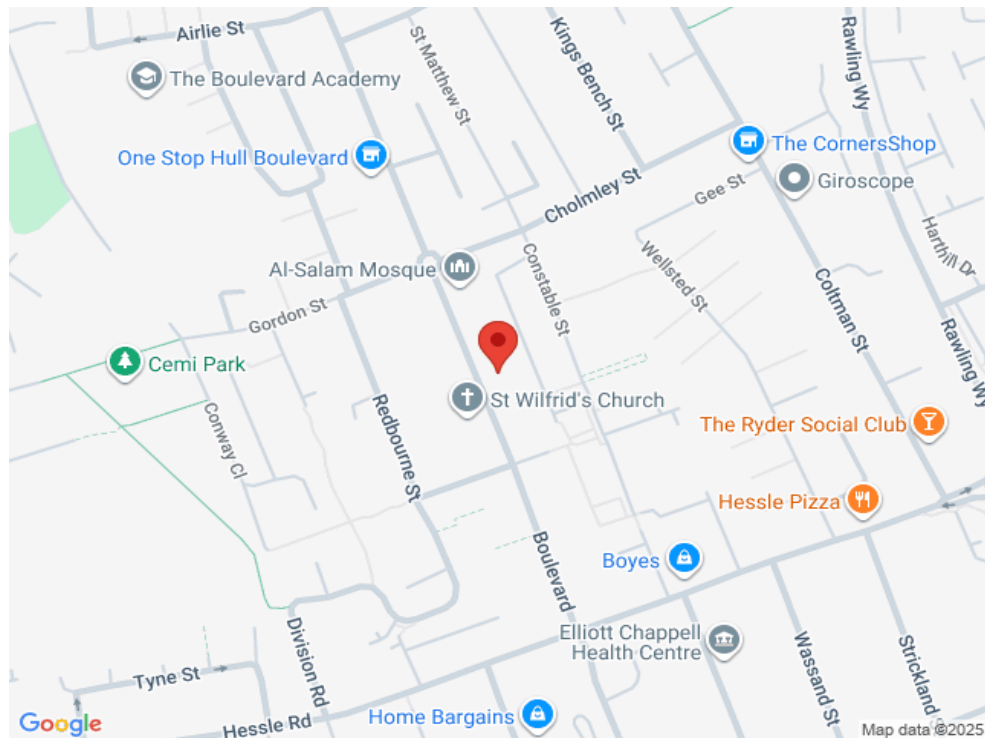
Total floor area: 36.6 sq.m. (394 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map



www.belvoir.co.uk/offices/hull