



**Connells**

Garlin Apartments Marine Drive  
Paignton





## Property Description

### Shower Room

This investment opportunity presents a prime location just a stone's throw away from the picturesque Paignton seafront. The property boasts six flats, all currently occupied by tenants, ensuring immediate cash flow. With a healthy gross yield of 8.66%, this investment promises attractive returns. Paignton's desirable seaside location adds to the property's appeal, offering tenants a desirable lifestyle and potential for consistent rental demand. Moreover, the stability provided by having all units occupied by tenants minimizes vacancy risks, providing a steady income stream for investors. The strong yield indicates the property's potential to generate significant profits over time, making it an enticing option for those seeking to expand their investment portfolio or enter the real estate market. With its proximity to the seafront and a solid rental history, this investment opportunity offers both financial security and the potential for long-term growth. Don't miss out on this lucrative chance to secure a valuable asset in a sought-after location.

## Accommodation

### Flat One

#### Lounge

11' 1" max x 9' 2" max ( 3.38m max x 2.79m max )

#### Kitchen

8' 3" max x 9' 1" max ( 2.51m max x 2.77m max )

#### Bedroom

9' 1" max x 11' 6" max ( 2.77m max x 3.51m max )

#### Shower Room

### Flat Two

#### Lounge

14' 6" max x 9' 1" max ( 4.42m max x 2.77m max )

#### Kitchen

10' 9" max x 8' 3" max ( 3.28m max x 2.51m max )

#### Bedroom

10' 5" max x 10' 4" max ( 3.17m max x 3.15m max )

#### Shower Room

## Flat Three

### Lounge

14' 8" max x 11' 5" max ( 4.47m max x 3.48m max )

### Kitchen

15' 6" max x 7' 7" max ( 4.72m max x 2.31m max )

### Bedroom

10' 8" max x 6' 9" max ( 3.25m max x 2.06m max )

### Shower Room

## Flat Four

### Lounge

11' max x 10' 8" max ( 3.35m max x 3.25m max )

### Kitchen

9' 5" max x 8' max ( 2.87m max x 2.44m max )

### Bedroom

9' 3" max x 7' 9" max ( 2.82m max x 2.36m max )

### Shower Room

## Flat Five

### Lounge

24' 6" max x 13' 4" max ( 7.47m max x 4.06m max )

### Kitchen

14' 4" max x 11' max ( 4.37m max x 3.35m max )

### Bedroom One

13' 3" max x 11' 5" max ( 4.04m max x 3.48m max )

### Bedroom Two

13' 9" max x 10' 7" max ( 4.19m max x 3.23m max )

### Bedroom Three

9' 8" max x 8' 7" max ( 2.95m max x 2.62m max )

### Workshop

9' 1" max x 8' 9" max ( 2.77m max x 2.67m max )

## Studio Flat 6

### Lounge/Bedroom

15' 8" max x 12' 4" max ( 4.78m max x 3.76m max )

### Kitchen

13' 7" max x 7' 7" max ( 4.14m max x 2.31m max )

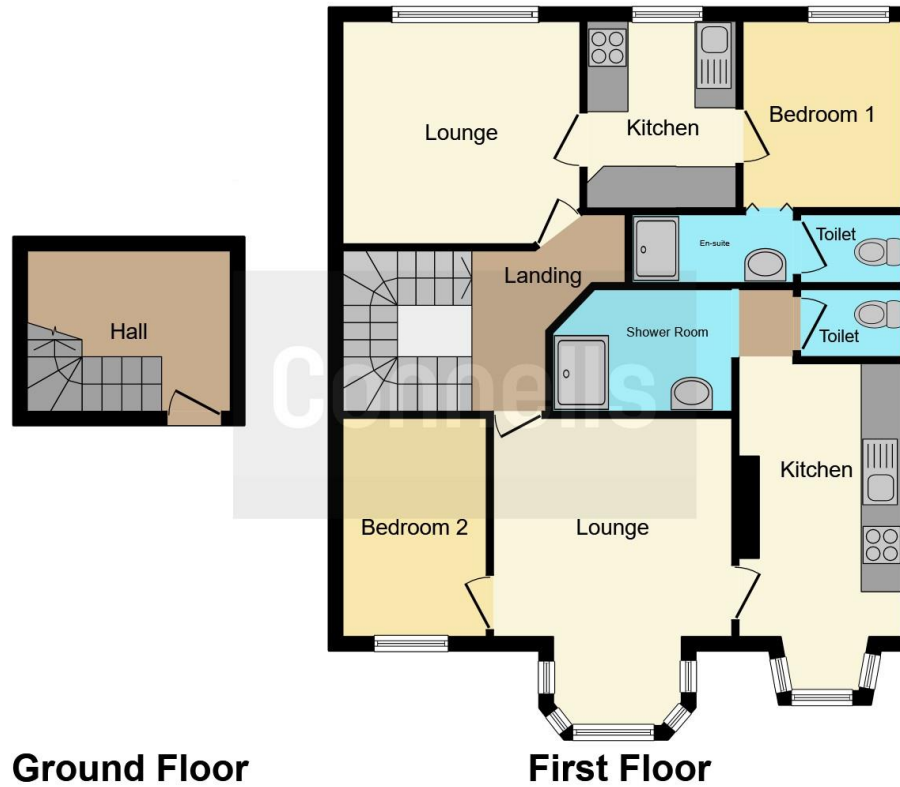












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**EPC Rating: D**

Tenure: Freehold

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