



Broadwater, Tinkers Bridge Milton Keynes MK6 3DS



welcome to

Broadwater, Tinkers Bridge Milton Keynes

Investment Opportunity: LICENCED HMO through Milton Keynes Council offering a Landlord potential to increase an existing Portfolio or purchase as a new Buy to Let opportunity. Current rental yield totals £2510 per calendar month.

Investment Opportunity

This fully licenced HMO is a fantastic investment opportunity, offering high yield potential in Milton Keynes. The property features 5 bedrooms with each room currently let over a long term tenancy.

Location

Situated in Tinkers Bridge in Milton Keynes, with easy access to public transport, local amenities and the vibrant city life in Central Milton Keynes.

Rooms

Split over two floors, rooms 1, 2 and 6 are on the ground floor, rooms 3, 4 and 5 on the first floor.

Shared Facilities

The property includes a fitted kitchen, downstairs cloakroom/utility and upstairs bathroom. There is a small garden to the rear.

Income

Currently generates a steady monthly rent of £2510.00 with potential for rent increases.

Compliance

The property meets all HMO regulations, including fire safety measures, gas safety certificate, PAT tests and EICR within date, together with appropriate licensing with Milton Keynes Council.

Internal Measurements

Bedroom

13' 5" x 12' (4.09m x 3.66m)

Private Lounge

13' 5" x 8' 10" (4.09m x 2.69m)

Bedroom

14' 9" x 12' (4.50m x 3.66m)

Kitchen

11' 10" x 11' 10" (3.61m x 3.61m)

Separate Wc

5' 3" x 2' 2" (1.60m x 0.66m)

Bedroom

11' 10" x 8' 10" (3.61m x 2.69m)

Bathroom

5' 11" x 4' 9" (1.80m x 1.45m)

Bedroom

8' 4" x 5' 8" (2.54m x 1.73m)

Bedroom

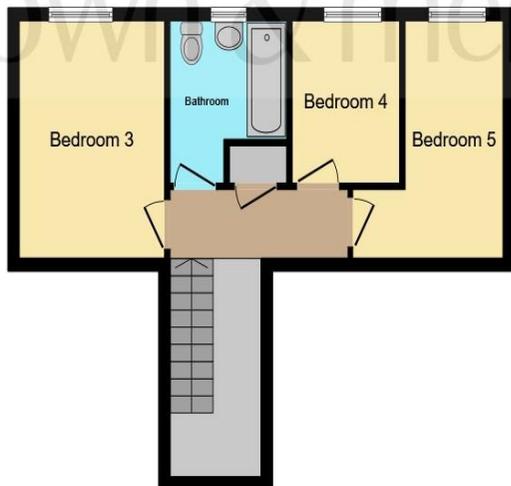
11' 10" x 7' 5" (3.61m x 2.26m)

Agents Note:

The property is of non standard construction, please speak with your conveyancer.



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



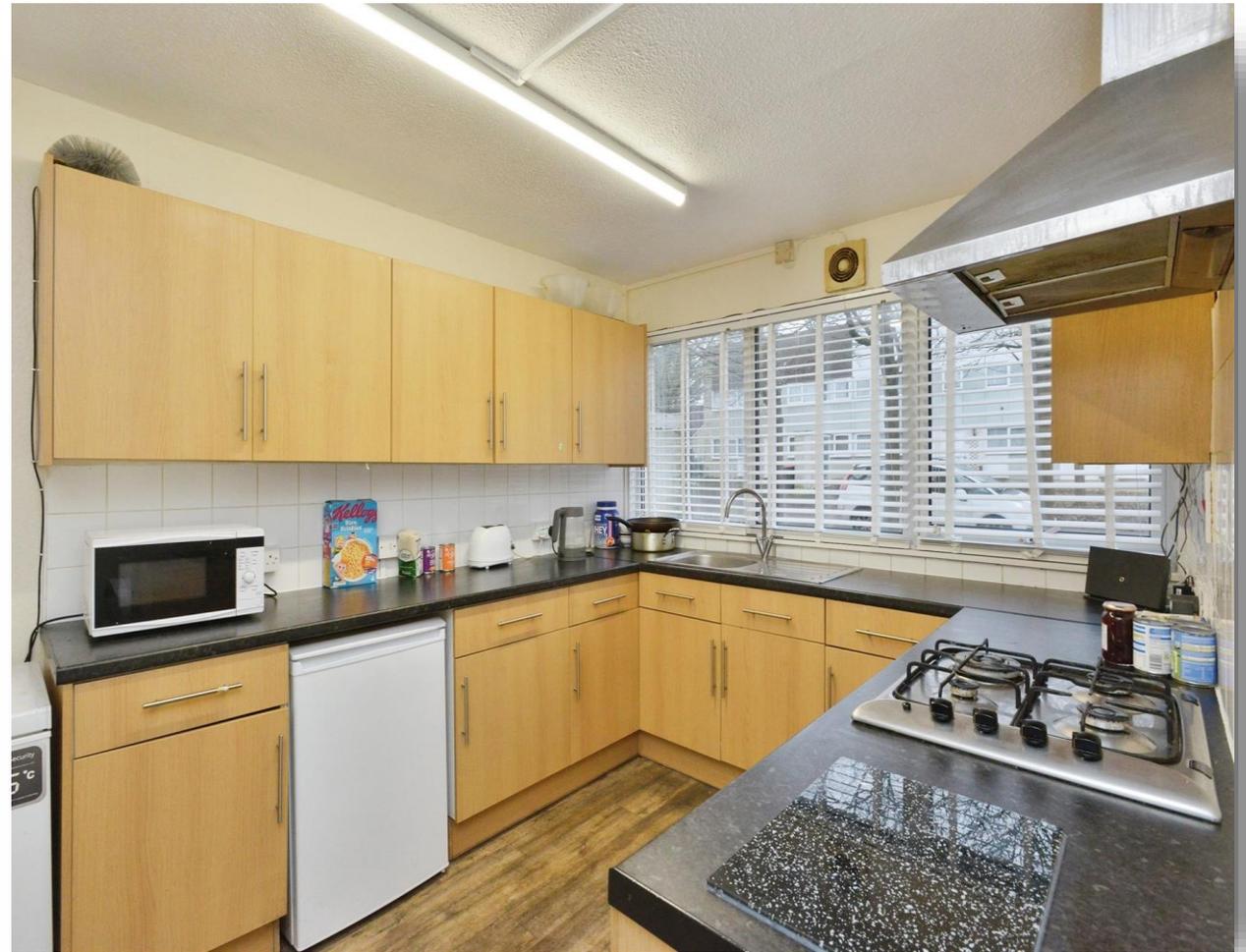
welcome to
Broadwater,
Tinkers Bridge Milton Keynes

- REGISTERED FIVE BEDROOM HMO
- ALL ROOMS CURRENTLY LET
- SHARED KITCHEN AND BATHROOM FACILITY
- COMPLIANT GAS, FIRE AND ELECTRICAL TESTING
- POTENTIAL FOR FURTHER OCCUPANCY

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



view this property online brownandmerry.co.uk/Property/WOS105421



Property Ref:
WOS105421 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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brown & merry



01908 583231



WoburnSands@brownandmerry.co.uk



9 High Street, Woburn Sands, MILTON KEYNES,
Buckinghamshire, MK17 8RG



brownandmerry.co.uk