





# **Bodmin - Investment property**

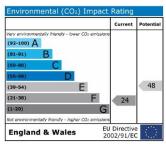
Four newly converted apartments finished to a high standard ideal for investment with an estimated yield in excess of 5.5%





- Great investment
- New conversion
- Four individual units
- Quality finish
- Huge letting potential
- EPC E (done before conversion)

# Energy Efficiency Rating | Very energy efficient - lower running costs | September 2 | September 2



#### **PROPERTY DECRIPTION**

Four apartments for sale. This property has been converted into four individual apartments including two one bedrooms flats, a one bedroom flat with a study and a studio apartment. All finished to a high standard and ready to bring to the rental market. The property has been priced to sell and offers an attractive rental yield once let. Rental estimate between £2050 -£2150pcm.

# **FLAT 1 (GROUND FLOOR)**

#### HALL

6' 5" x 3' 11" (1.962m x 1.206m)

# LOUNGE

16' 11" x 14' 8" (5.160m into bay, narrow to 4.269m x 4.478m narrow to 2.765m)

### **KITCHEN**

6' 11" x 14' 5" (2.128m x 4.405m)

#### **BEDROOM**

11' 10" x 10' 9" (3.621m x 3.297m)

# **BATHROOM**

7' 11" x 7' 5" (2.420m x 2.271m)



# **FLAT 2 (FIRST FLOOR)**

# **HALL**

10' 9" x 3' 9" (3.294m x 1.168m)

# KITCHEN/LIVING ROOM

14' 6" x 18' 10" (4.423m into bay, narrow to 3.599 x 5.756m)

# **STUDY**

10' 2" x 7' 5" (3.104m x 2.280m)

# **BEDROOM**

11' 3" x 11' 3" (3.447m x 3.446m)

# **BATHROOM**

6' 0" x 7' 0" (1.833m x 2.156m)

# **FLAT 3 (TOP FLOOR)**

# **KITCHEN**

7' 10" x 9' 8" (2.394m x 2.954m)

#### **STUDIO ROOM**

Of irregular shape 24' 8" x 17' 9" (7.539m max x 5.425m max)



#### **BATHROOM**

9' 7" x 9' 1" (2.922m x 2.781m)

# **FLAT 4 (GROUND FLOOR)**

Private entrance to rear/side

# KITCHEN/DINER

12' 10" x 9' 2" (3.930m x 2.804m)

#### LOUNGE

12' 10" x 10' 5" (3.915m x 3.189m)

#### **BEDROOM**

19' 0" x 10' 4" (5.814m x 3.167m)

### **BATHROOM**

3' 10" x 10' 0" (1.173m x 3.066m)







# **Martin & Co Truro**

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