

FOR SALE



Bodmin - Investment property

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

£435,000


MARTIN&CO



PROPERTY DESCRIPTION

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.

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

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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			49
(21-38) F			
(1-20) G		19	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			48
(21-38) F			
(1-20) G		24	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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)





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