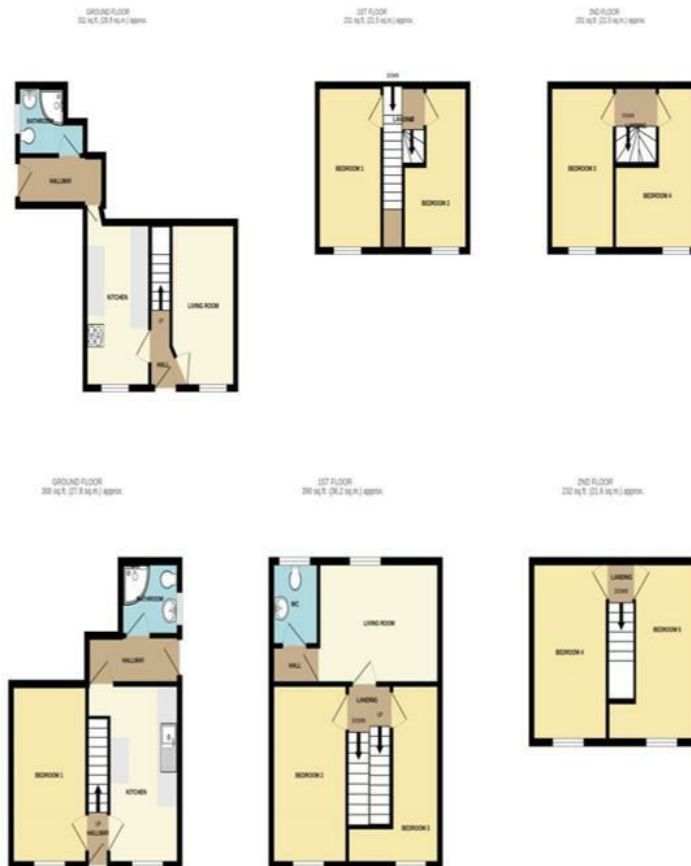




**The Crescent & 31
Vron Square,
Bangor**
9 Bed
Asking Price
£360,000



**VARCITY
LIVING**
Sales | Lettings



We are pleased to present a fantastic investment opportunity to acquire two HMO properties with a combined 25/26 income of £51,376. Rented to two separate student groups, 31 Fron Square and 17 The Crescent are tucked away off College Road, just 100 meters from Bangor University's main building in Upper Bangor, these properties boast an exclusive location highly sought after by students.

Both homes were fully renovated in 2022, including new flooring, a fresh coat of paint, and stylish new furnishings, all of which are included in the sale price.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk

- £51,376 Combined Gross Income For 25/26 Academic Year
- Prime Student Location Next to Main University Campus
- Long Term Investment Potential
- 17 The Crescent EPC - E
- Two Adjoining HMO's Totalling 9 Bedrooms
- All Double Bedrooms
- 31 Fron Square EPC - D

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


**VARCITY
LIVING**
Sales | Lettings