

**BAUHAUS
LIVING**

SALES | LETTINGS | LAND

HIGH-YIELD INVESTMENT OPPORTUNITY • HENRY BIRD WAY

Ready-made rental investment

TOP-FLOOR ONE-BEDROOM APARTMENT | TWO MINUTES FROM THE UNIVERSITY

**£115,000**

GUIDE PRICE

£850 PCM

CURRENT RENT

8.9%

GROSS YIELD

WHY THIS OPPORTUNITY STANDS OUT

- Immediate rental income available with the current tenants in situ
- Strong 8.9% gross yield at the guide price
- Prime town-centre position with the university around two minutes away
- Allocated parking plus the flexibility of vacant possession

BAUHAUS LIVING PRESENTS • BRIGHT, WELL-PRESENTED INTERIORS

Comfortable modern living



This well-presented top-floor apartment offers a bright lounge and dining area, a fitted kitchen, a comfortable double bedroom and a practical bathroom. Its excellent central position makes it a convenient home and an appealing rental investment, with the university only around a two-minute walk away.

Key features

- One-bedroom top-floor apartment in great condition
- Town-centre setting on Henry Bird Way
- Approximately two minutes on foot from the university
- One allocated parking space
- Available with the current tenants in situ or with vacant possession

INVESTMENT DETAILS • INCOME, LEASE AND FLEXIBILITY

Location, income and flexibility



Currently let at £850 per calendar month, the apartment produces an approximate gross rental yield of 8.9% at the guide price. Buyers can retain the existing tenancy for immediate income or request vacant possession, subject to the terms and timing of the tenancy.

Current rent	£850 PCM
Gross yield	Approx. 8.9%
Lease remaining	Approx. 103 years
Service charge	£50 PCM / £600 annually
Ground rent	£195 annually
Total annual charges	£795

Lease-extension potential

The lease is understood to be extendable by a further 90 years at an estimated cost of approximately £14,000. Buyers should obtain independent legal advice and a current formal quotation.

IMPORTANT INFORMATION

These particulars are intended as a general guide and do not form part of any contract. Rent, yield, lease length, charges, parking rights, tenancy status and lease-extension costs must be verified by the buyer and their solicitor before exchange of contracts.