



**307 Ferens Court 16-22 Anlaby Road
Hull**

**£57,500
Leasehold**

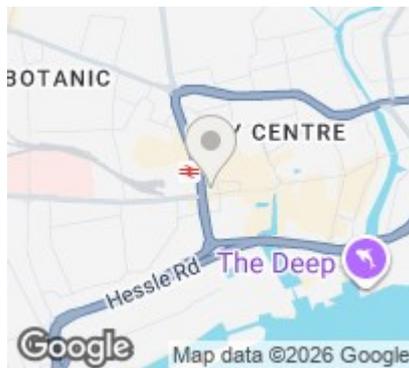


Investment Opportunity – 1 Bedroom Self-Contained Flat, Hull City Centre

A recently decorated 1-bedroom self-contained flat located in the heart of Hull city center, just a 3-minute walk from Hull Train Station and close to shops, restaurants, and local amenities. The accommodation comprises a kitchen/living room, double bedroom, and bathroom, presented in good condition throughout.

The property is let for £695 p.c.m. on an all-bills-included basis. Outgoings, including utilities, management, and ground rent, are handled by a professional management company at a cost of £275 p.c.m. This leaves a net rental income of £395 p.c.m., delivering an attractive net yield of approximately 8%.

This is an ideal hands-off investment in a prime central location, perfect for investors seeking a stable and fully managed rental return.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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