MATTHEWS BENJAMIN



27a Greenbank Road

Ambleside, LA22 9BG

Guide Price £575,000

27a Greenbank Road

Ambleside

An excellent investment opportunity to acquire a well established ten bedroom detached HMO property. Well positioned within a highly popular residential estate. The property will suit a variety of buyers/investors whether wanting to purchase a property with the potential to generate £65,400 per annum or alternatively, it may suit a local business which requires staff accommodation. The property is currently fully managed by Mint Homes in Kendal.

The property has a variety of bedroom sizes providing a mixture of doubles and single bedrooms all with private sinks. Additionally there is a laundry room and a number of shower rooms and WC's. Each room generates an income between £500 pcm to £600 pcm each. Costs are circa £15,000 per annum resulting in circa £50,000 net profit. The residence also benefits from a recently installed new kitchen and new boiler. The property is also fully double glazed.

Located in a delightful plot with the advantage of generous private gardens to the front, side and rear.

The property has the distinct advantage of stunning views towards Loughrigg and Latterbarrow and has its own private garden.

Greenbank is a quiet established residential area just off Rydal Road at the top of Greenbank Road convenient for a wide range of amenities including shops, cafe's, restaurants, local schools and churches. With endless walks and bike rides from the door step.



Accommodation

Ground floor

Bedroom 1
Front spacious single room.

Bedroom 2
Rear single room.

Bedroom 3
Front single room.

Bedroom 4
Front single room.

Shower Room

Two showers.

Separate WC

Kitchen
Newly installed selection of wall and base units with double stainless steel sink unit. Two electric cookers and two extractor fans.

Laundry Room
Plumbing for washing machine.

Lounge

Boiler Room
Newly installed boiler.









First Floor

Bedroom 5
Rear single room.

Bedroom 6
Front double dual aspect room.

Bedroom 7
Front single room.

Bedroom 8
Front double Room.

Bedroom 9
Spacious double room.

Bedroom 10
Rear single room.

Separate WC

Shower Room.









Outside
With the distinct advantage of an excellent private low maintenance garden to the front side and rear enjoying a selection of shrubs and bushes. There is also a communal laundry room with washing line. Offering stunning panoramic west facing views towards Loughrigg and Fairfield Horseshoe.

Services
All mains services are connected. Gas central heating.

Tenure
Freehold.

Council Tax Band
G

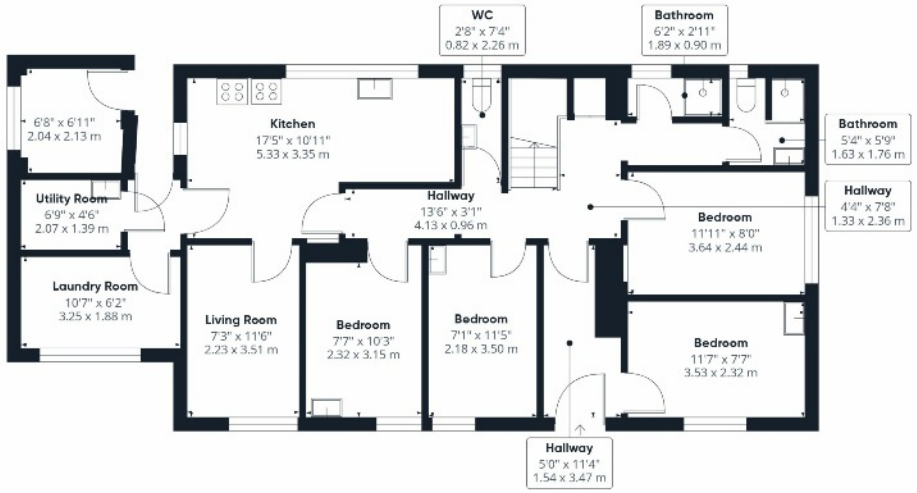
Broadband
Ultrafast download speed of 1000 Mbps and upload speed of 1000 Mbps as per the Ofcom website.

What3words///candidate.treatment.petrified

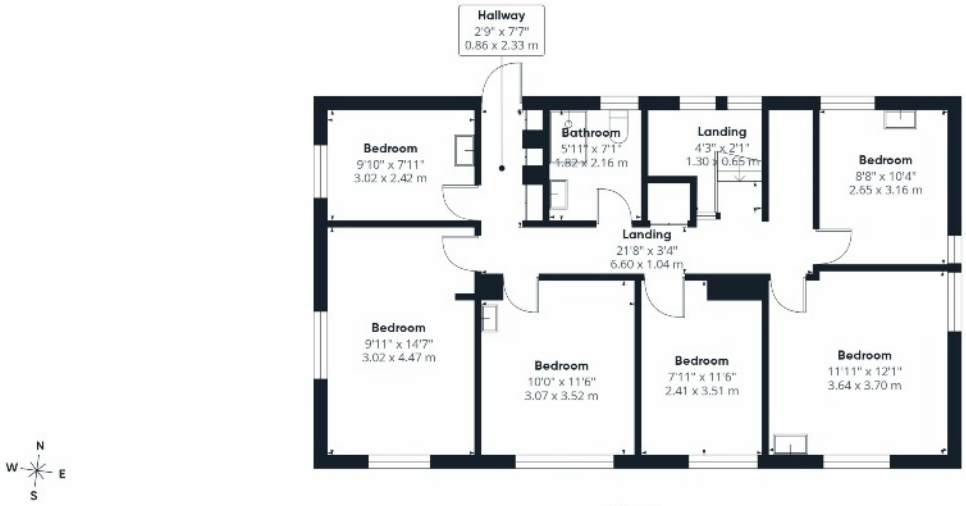




Loughrigg Villa, Kelsick Road, Ambleside LA22 0BZ
T 015394 32220
e sales@matthewsbenjamin.co.uk



Floor 0



Floor 1

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Approximate total area(1)

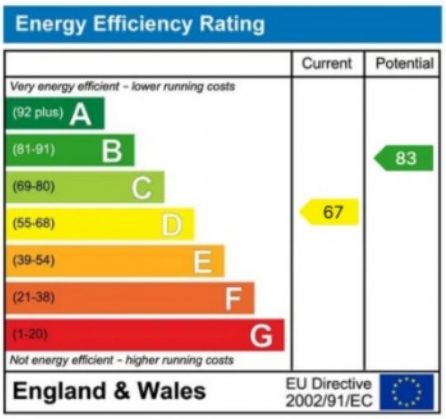
1846 ft²

171.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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