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36 & 36a Slaney Street, Gloucester, GL1 4TH

£175,000

A unique investment or development opportunity to acquire the Freehold of TWO, one bedroom flats that are in need of updating close to the city centre**TENANT & CHAIN FREE**

This property used to be ONE dwelling and was converted into two flats over 20 years ago approx. subject to the relevant permissions it could be converted back into a house

Summary

Both flats are in need of updating, we have projected when done rental returns circa £900 PCM per flat.

Gross rental yield at £1800.00 PCM (yearly £21,600) based on paying the asking price is a 11% gross return (approx.)

GROUND FLOOR 36A

Entrance

Shower Room

Kitchen/Breakfast Room 11'4 x 9'0 (3.45m x 2.74m)

Lounge/Dining Room 13'10 x 10'11 (4.22m x 3.33m)

Bedroom 13'10 x 10'10 (4.22m x 3.30m)

FIRST FLOOR 36

Entrance

Lounge/Dining Room 11'3 x 10'1 (3.43m x 3.07m)

Kitchen 8'11 x 6'4 (2.72m x 1.93m)

Bedroom 13'11 x 10'10 (4.24m x 3.30m)

Shower Room

OUTSIDE

Gated side access to the rear garden with garden store.

Services

Mains drainage, electric heating

EPC rating ground floor flat D-53 Sq meters

EPC rating top floor flat D-44 Sq meters

Gloucester City Council tax band A

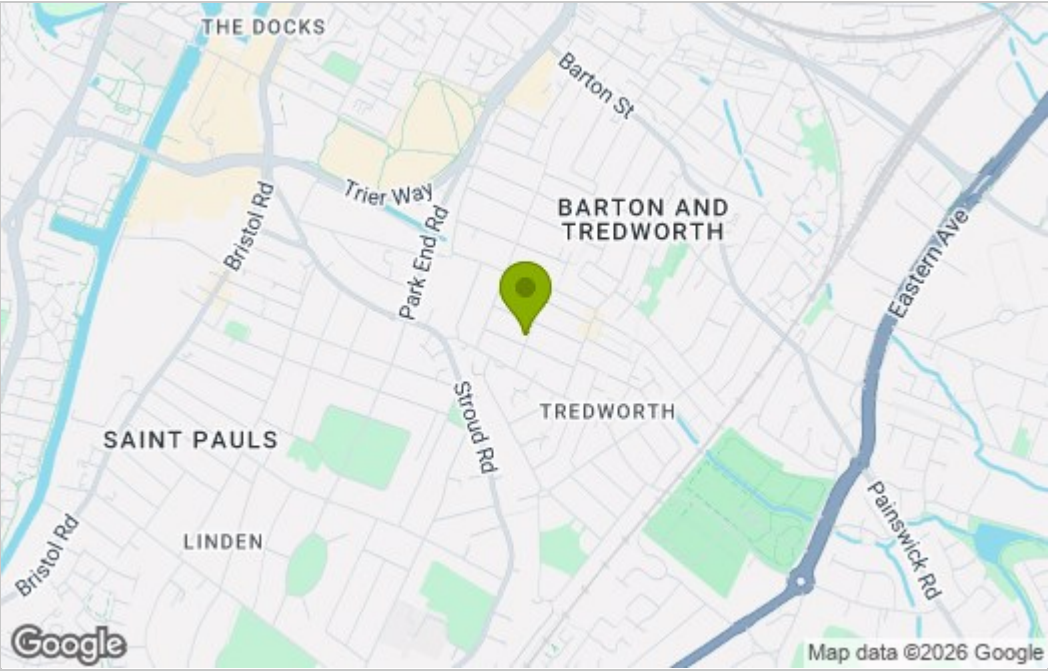
Tenure

Freehold

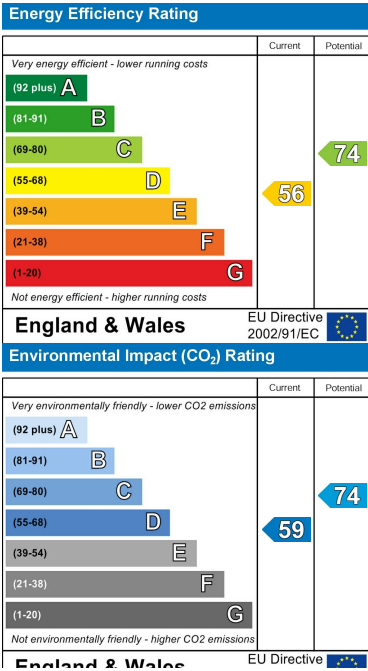
Floor Plan



Area Map



Energy Efficiency Graph



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