Murdock & Wasley
ESTATE AGENTS



51 & 51a London Road

Gloucester, GL1 3HF

Offers over £298,000

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Murdock & Wasley Estate Agents are delighted to offer this substantial freehold investment opportunity, comprising two well-proportioned three-bedroom split-level apartments situated in a central location within walking distance of the hospital, university and city centre.

The property is being sold with tenants in situ, providing an immediate and established rental income of approximately £25,200 per annum. Based on a purchase price of £350,000, this represents an attractive gross yield of approximately 7.2%, making this an excellent opportunity for both seasoned and first-time investors seeking a strong, income-generating asset.

Further enhancing its appeal, the property also offers clear potential for future uplift, with scope to review rental levels over time and explore alternative strategies, subject to the necessary permissions, including possible conversion to an HMO to maximise returns.

This is a rare opportunity to acquire a turnkey investment in a consistently high-demand rental location, combining strong current income with excellent long-term growth prospects. Early viewing is highly recommended.







Local Authority
Gloucester City Council

51 London Rd: Council Tax Band: A
51a London Rd: Council Tax Band: A

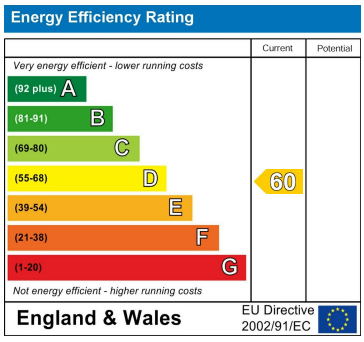
Tenure
Freehold

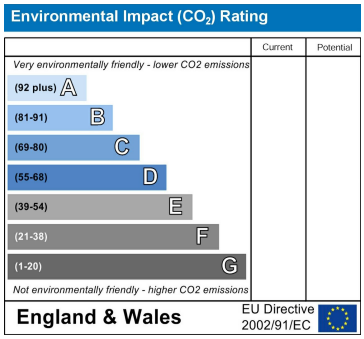
Both Apartments have leases dated from the 1st of May 2007 to and including the 31st of March 2104

Services
Mains water, gas, electricity and drainage.

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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