

Marcus House, EX4

M⁰VELI



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A superb investment opportunity, returning 8.5% gross yield and a tenant with four years occupancy. Situated in the heart of the city centre and no onward chain.

- A CITY CENTRE STUDIO FLAT
- IDEAL INVESTMENT WITH 8.5% GROSS YIELD
- CURRENTLY TENANTED FOR LAST FOUR YEARS
- LARGE OPEN PLAN STUDIO ROOM
- FITTED KITCHEN, LIVING SPACE AND BEDROOM AREA
- WEST FACING BALCONY
- SHOWER ROOM
- PLENTY OF STORAGE
- NO ONWARD CHAIN



This spacious studio flat is perfect for both first time investors or adding to an existing portfolio. The property is currently let for £775 per calendar month, resulting in a 8.5% return based on the asking price. The current tenant has been at the property for four years and is happy to stay if required. The property would also make a good base for anyone looking to live in the city on a part time basis.

The building has a lift to all floors and the property is located on the 3rd floor. The entrance hall has plenty of storage with a large store and smaller cupboard. The studio room is generous and naturally divides into three areas. The kitchen is fitted with wall and base units with integrated oven, hob and extractor. There is also a bed area adjacent to the living area, which has access out to the west facing balcony. The shower room has a walk-in shower with tiled surround, a W.C and wash hand basin.

Marcus house is situated on New North Road, just towards the end of Queen Street. It has excellent and immediate access to the city centre and everything it has to offer. Central Train Station is also nearby, giving access to the Waterloo line and to the rest of the country's rail network.

This property is part of a portfolio and other properties are available to anyone looking to buy multiple units at the same time. Please get in touch for more information.on.



LOCATION



Property location

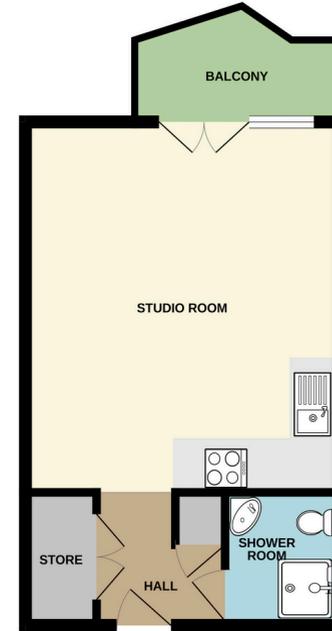
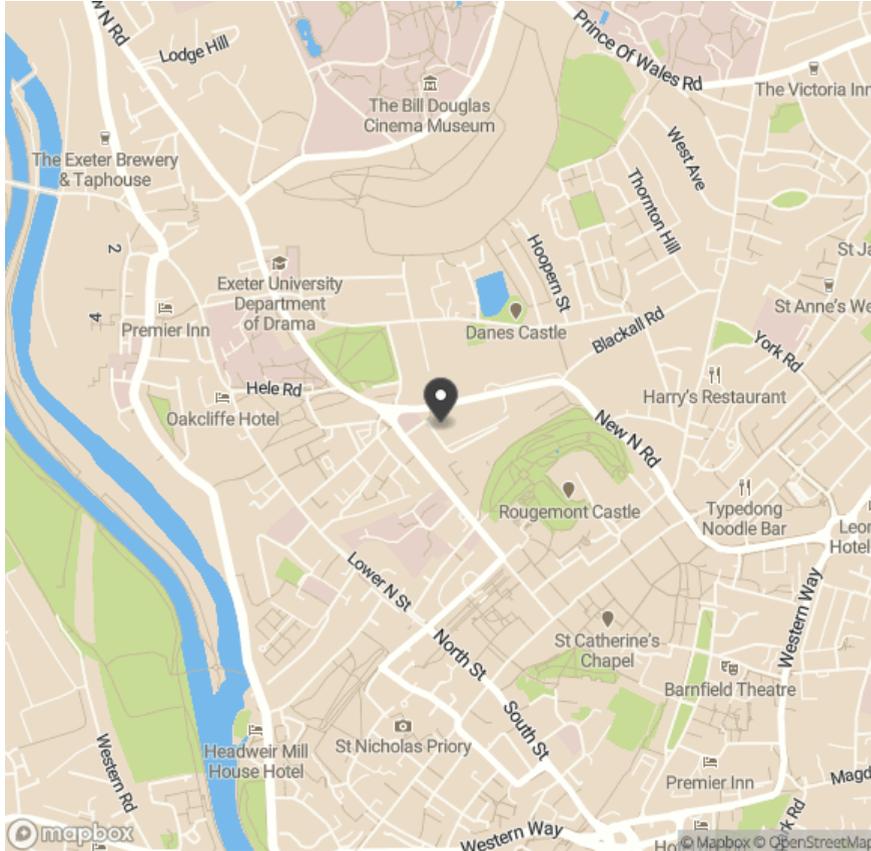
ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **82**

Potential: **87**

FLOOR PLAN

31 sq m (287 sq m)



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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