

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Honeybourne Gate, 2
Gloucester Road,
Cheltenham, GL51

224104283





PROPERTY DESCRIPTION

Our latest listing is in Honeybourne Gate, 2 Gloucester Road, Cheltenham, GL51

Rent currently agreed with tenant of **£1,370** per calendar month which calculates to a **6.9%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,370

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£240,000

10% Deposit (£5,000 Minimum) **£24,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£30,000**

Purchase Balance **£216,000**

SDLT Charge **£14,300**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£231,300**

Your total all in costs would be ~£231,300 after taxes and fees based on a purchase price of £240,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £315,000.



£315,000

1 bedroom flat for sale

Suffolk Road, Cheltenham

CURRENTLY ADVERTISED

SOLD STC

Marketed from 13 May 2026 by Read Maurice, Cheltenham

+ Add to report



£300,000

1 bedroom flat for sale

Lansdown Road, Cheltenham, GL50 2HT

CURRENTLY ADVERTISED

Marketed from 6 Jul 2026 by Elliot Oliver Sales, Cheltenham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our lettings team.



£1,495 pcm

1 bedroom flat

Lansdown Road Cheltenham GL51

CURRENTLY ADVERTISED

LET AGREED

Marketed from 5 Aug 2026 by Hamptons, Cheltenham

+ Add to report



£1,395 pcm

1 bedroom flat

Suffolk Square, Cheltenham

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 May 2026 to 21 Jul 2026 (59 days) by Morgan Associates, Cheltenham - Lettings

+ Add to report



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Cheltenham, GL51

PROPERTY ID: 224104283

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.