

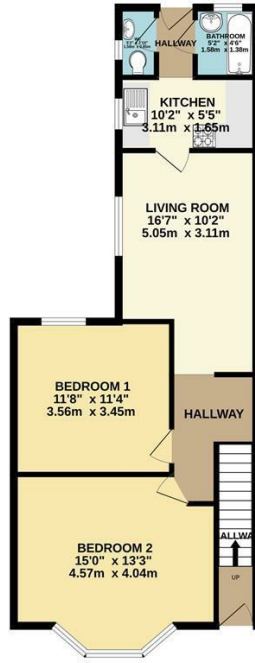


**Orme Road,
Bangor**
4 Bed
Flat/Apartment
Offers Over
£200,000



**VARCITY
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GROUND FLOOR
658 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.

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 misstatement. 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 is given as to their operability or efficiency on the ground.
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- Two 2-bedroom Freehold Apartments
- Fully Furnished and Fitted
- Highly Sought After Rental Apartments
- £1,700 PCM Rental Income
- Ideal for Student Lettings Market
- Convenient Location Close to High Street

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Two Spacious Freehold 2-Bedroom Apartments – High-Yield Investment Opportunity.

We are pleased to offer two generously sized 2-bedroom freehold apartments, both of which enjoy consistent full occupancy. Due to the strong demand for 2-bedroom student accommodation, our agency has experienced no notable void periods across our 2-bedroom portfolio.

Each apartment is being sold fully furnished, including all fittings, and is currently achieving a combined rental income of £1,700 PCM (excluding gas and electricity). There is clear potential to increase the rental income to over £2,000 PCM in future years, making this a highly attractive proposition for investors.

This is a rare opportunity to acquire a high-performing, low-maintenance asset in a proven rental market.

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