

estate agents **auCTIONEERS**



The Yard, 7 Johnny Ball Lane, Kingsdown, Bristol, BS2 8DW

£795,000

A unique and profitable H.M.O licensed freehold townhouse situated in a prime location. Fully let until September 2023 producing circa £45,000 (5.6%) per annum. Close proximity to Bristol University and bus routes for UWE.

- **\*\*\*INVESTORS ONLY\*\*\***
- Prime Investment
- 5.6% Yield
- Six Bedroom HMO
- Quality Condition
- Ideal Central Location

#### The Property

**\*\*\*INVESTORS ONLY\*\*\***

This unique townhouse over recent years has been completely restored and re-configured into a prime six bedroom student HMO perfectly arranged over five floors. The access is via a private courtyard space off Johnny Ball Lane which brings you into the spacious kitchen diner on the ground floor. Over floors one, two and three there are two double bedrooms each with en suites. On the fourth floor there is a communal living room with a breathtaking balcony view over the City Centre. Each bedroom is a good size double and all are fitted with en suite bathrooms for personal space and convenience. Additionally there are two other w/c's, one on the ground floor and one on the fourth floor.

Current annual gross income (2022/2023) = £45,000

Breakdown of rent per room:

Rooms 1&2 (first floor) = £600 PCM (inc bills)

Rooms 3&4 (second floor) = £625 PCM (inc bills)

Rooms 5&6 (third floor) = £650 PCM (inc bills)

#### Location - City Centre

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

#### Other Information

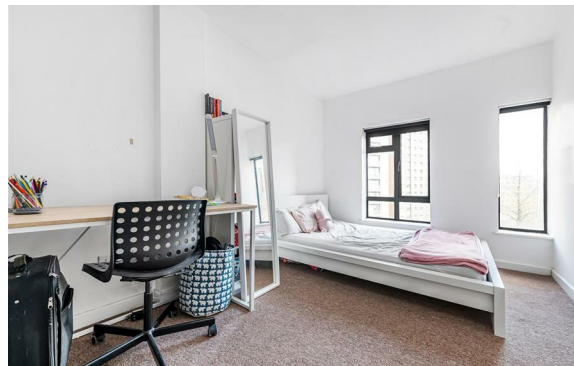
Tenure: Freehold

Internet: Dedicated (private) uncontested internet in place for excellent WiFi signal strength throughout

Solar Panels: The Property is fitted with solar panels which assist in keeping energy costs low 'access rights from the private lane of Colston Yard'

#### Please Note

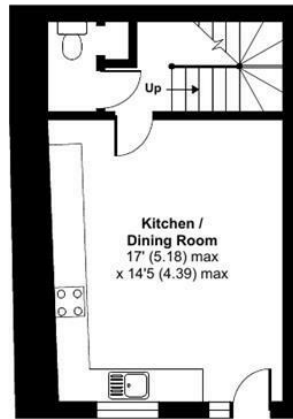
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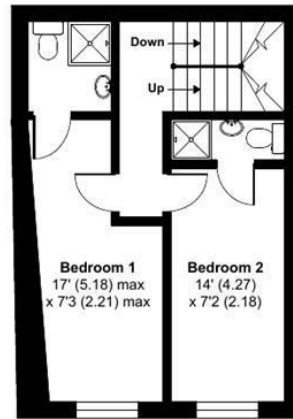
# Johnny Ball Lane, City Centre, Bristol, BS2

Approximate Area = 1767 sq ft / 164.1 sq m

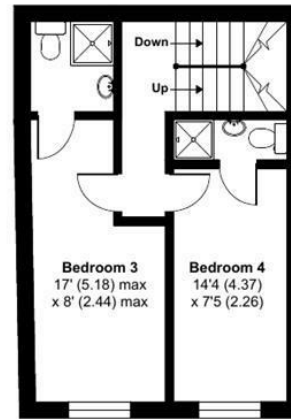
For identification only - Not to scale



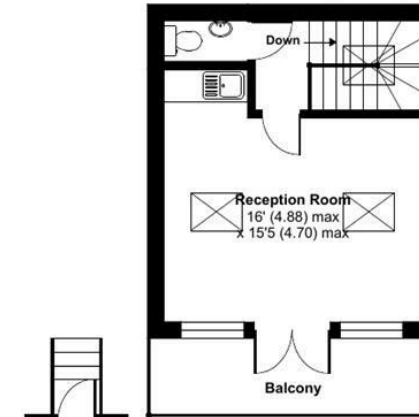
GROUND FLOOR



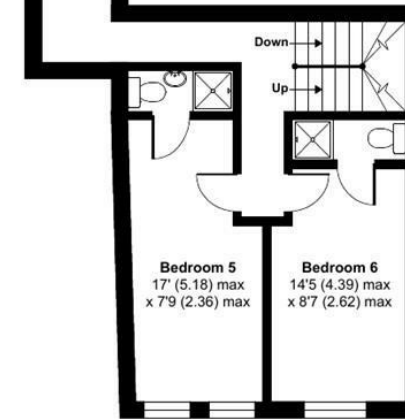
FIRST FLOOR



SECOND FLOOR



FOURTH FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2022. Produced for Hollis Morgan. REF: 815486

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Energy Efficiency Rating	
Current	Potential
86	87
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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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