

estate agents **auctioneers**



Courtyard Flat, 41 Sydenham Hill, Cotham, Bristol, BS6 5SL

£285,000

HOLLIS MORGAN - Investors Only - A spacious three double bedroom student flat, fully let for the current academic year with two reception rooms and private outside space. Currently generating £18,720 pa (6.5%)

- Student Investment Property
- Fully Let For the Current Academic Year
- £18,720 per annum (6.5% yield)
- Scope to Increase Income
- Three Double Bedrooms
- Close Proximity to University
- Open Plan Living Space
- Double Glazed Windows
- Gas Central Heating
- Courtyard Garden

The Property

A spacious three double bedroom flat occupying the lower ground floor level of this attractive period building in the heart of Cotham, ideally located to take advantage of the close proximity to Bristol University.

The property is available to investors as a going concern and is fully let for the current academic year.

Rooms are currently let at £520pcm (£18,720 per annum).

The flat comprises, three double bedrooms (2 good sized and a smaller 3rd) an open plan living space, a brand new fully fitted kitchen with breakfast bar, additional reception room / study with access to the front courtyard and bathroom with mains fed shower over bath, basin, WC and extractor fan.

Outside the property boasts a private courtyard to the front and a communal lawn to the rear.

Location

Sydenham Hill is located in the highly desirable residential suburb of Cotham which is ideally positioned for access to Bristol University and the Bristol Royal Infirmary whilst the amenities of the City Centre and the vibrant Gloucester Road are short walks away. In addition, the property is well located to take advantage of a choice of commuter links with the A38 (Gloucester Road) and local train stations (Redland & Montpelier) around a 5 minute walk.

Other Information

Leasehold. 978 years remaining

Ground Rent: £4.50 per annum

Management Fee: £720 per annum

Council Tax Band: B

Please Note

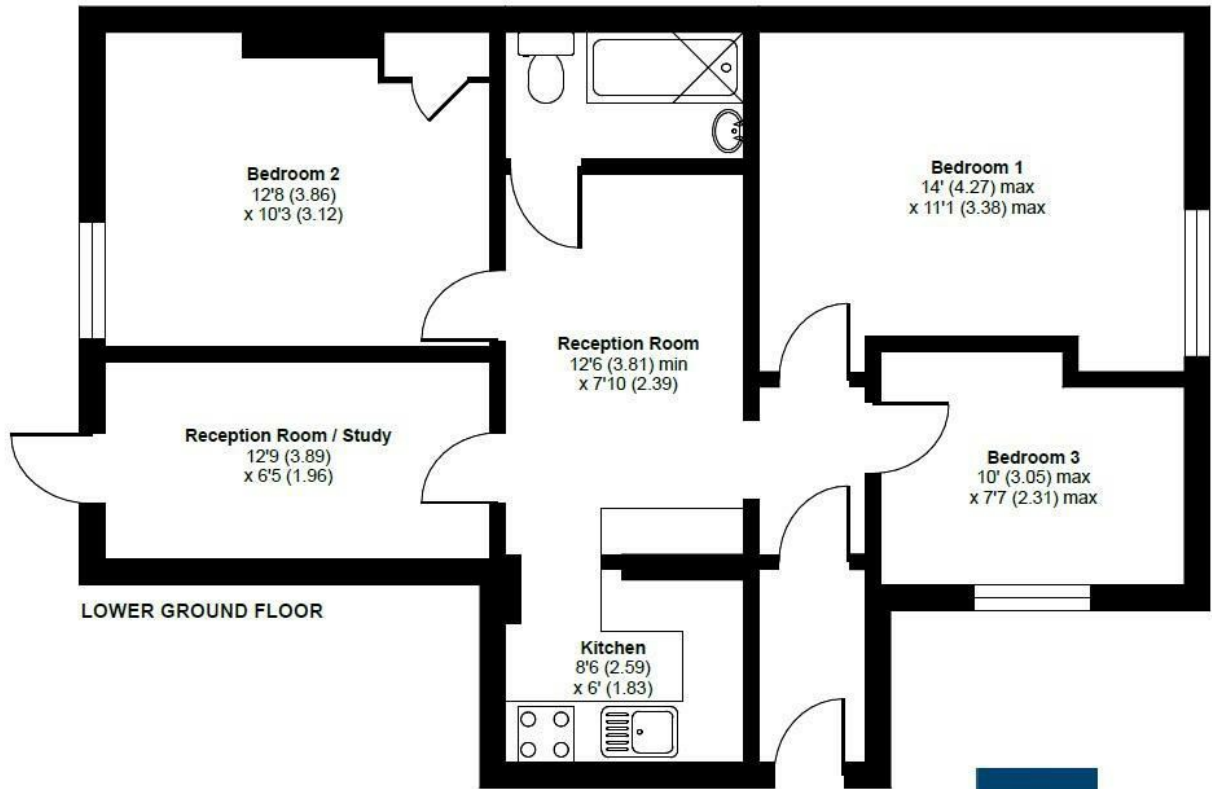
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Sydenham Hill, Cotham, Bristol, BS6

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



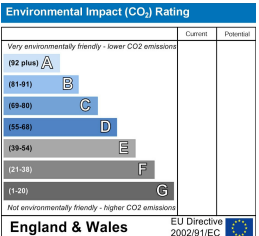
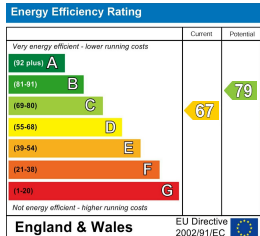
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hollis Morgan. REF: 675183



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