



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



26 Robinson Road, Gloucester, GL1 5BZ

£179,000

A unique investment opportunity to acquire the Freehold of TWO, one bedroom flats benefitting garage, garden and off road parking.

Situated in popular Linden area, close to Gloucester Quays.

Summary

The ground floor flat is currently let out at £625.00

PCM

The top floor flat is in need of updating and currently vacant, when renovated the flat should achieve

£625.00 PCM

Gross rental yield at £1250.00 PCM, based on paying the asking price is a 7.5 % gross return (approx.)

Flat 1

Comprising of Lounge, Bedroom , Kitchen and Bathroom.

Flat 2

Comprising of lounge, bedroom, kitchen and bathroom.

OUTSIDE

Gated off road parking to the front with gated side access.

The rear is low maintenance benefitting the single garage.

Services

Mains drainage, electric heating

EPC rating top floor flat F

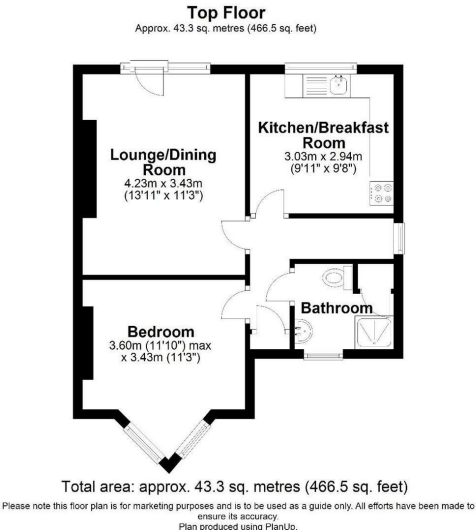
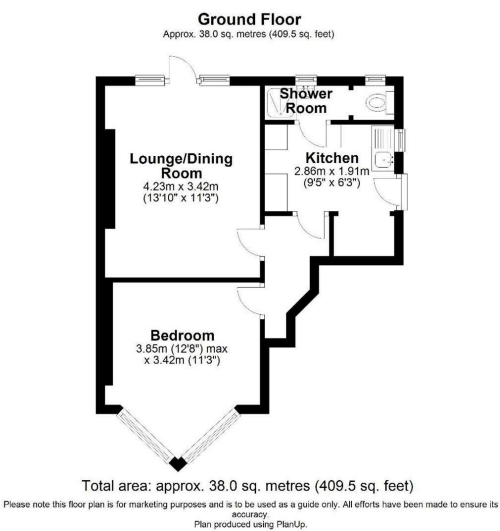
EPC rating ground floor flat D

Gloucester City Council tax band A

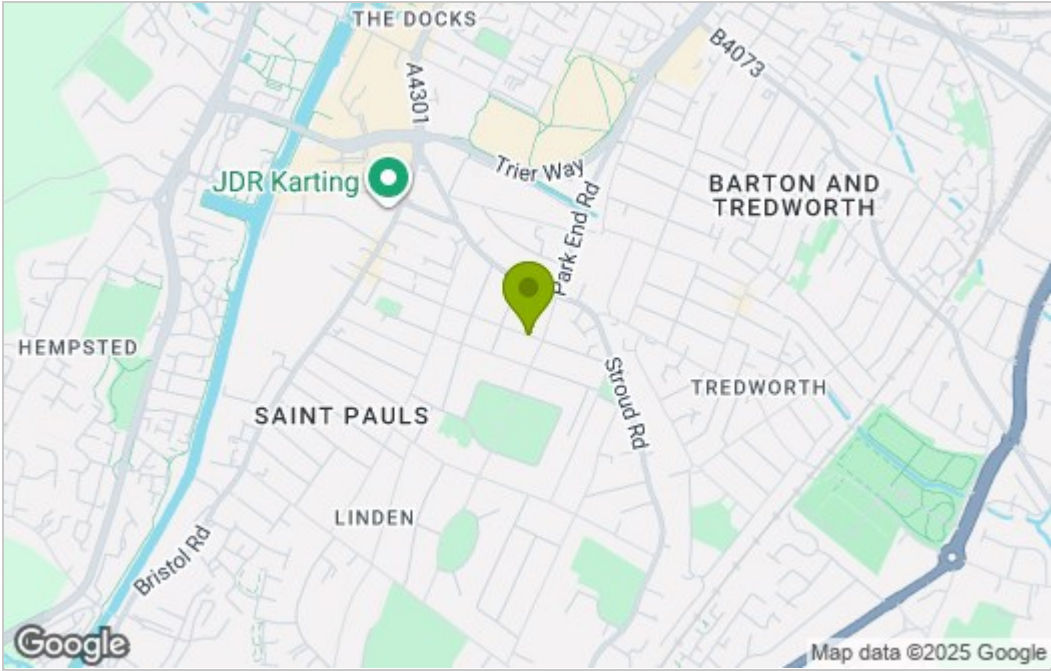
Tenure

Freehold

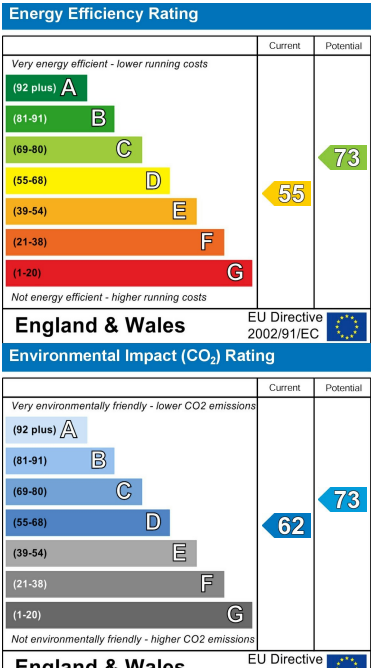
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.