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Flat 1, 2 & 3 Hubbards Place, Russell Street, Gloucester, GL1 1NE

£440,000

An ideal opportunity for those looking to invest in a "Ready to Let" property. Comprising THREE SELF CONTAINED FLATS, each with its own entrance, this residence is perfectly suited for buy-to-let investors seeking a hassle-free addition to their portfolio.

One of the standout features of this property is its prime location. Residents will benefit from easy access to Gloucester Train Station, ensuring convenient travel for commuters. Additionally, the vibrant new Forum development and the popular Gloucester Quays are just a stone's throw away, offering a plethora of shopping, dining, and entertainment options. This blend of convenience and urban living makes the property an ideal choice for those who appreciate a lively lifestyle.

Summary

Flat 1- is achieving a rental return of £950 PCM
51.9 Sq meters EPC rating E

Flat 2-£900.00 PCM
48.7 sq meters EPC rating E

Flat 3-is achieving a rental £1350.00
55.8 sq meters EPC rating E

Total return £3200.00 PCM Gross.
PA £38,400 Gross (yield at asking price 7.9% gross)
approx.

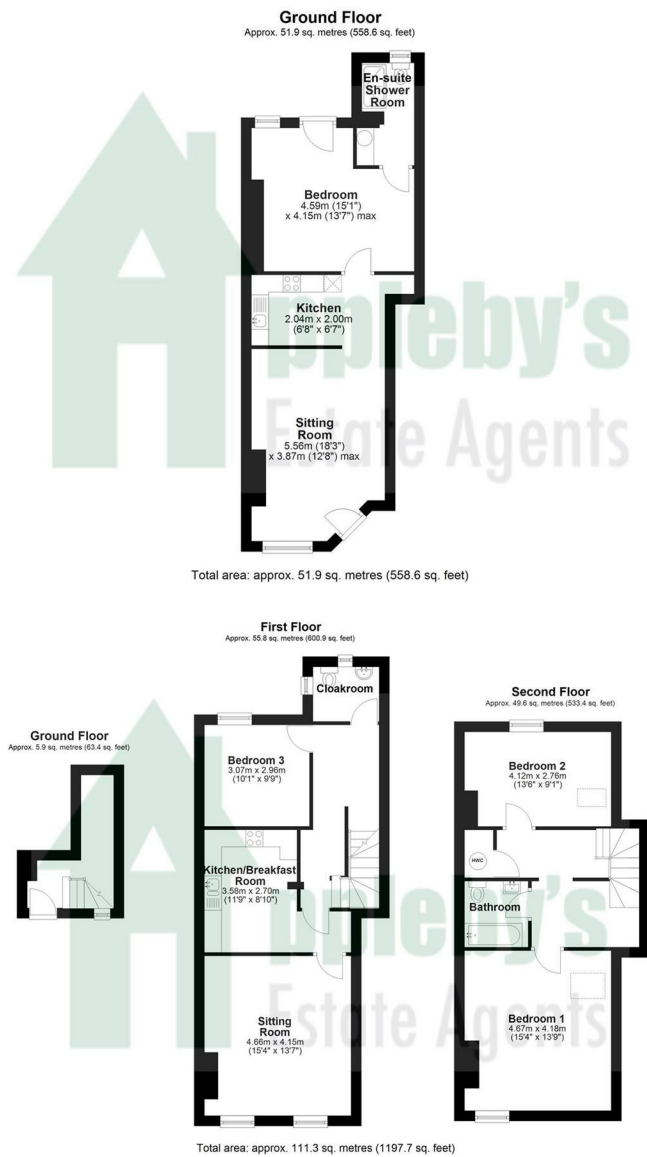
Services

Mains drainage and electric heating .
Gloucester City Council tax band A for all
apartments,

Tenure

Freehold
The current owner has split the titles with Leasehold
in place on a 999 year lease .

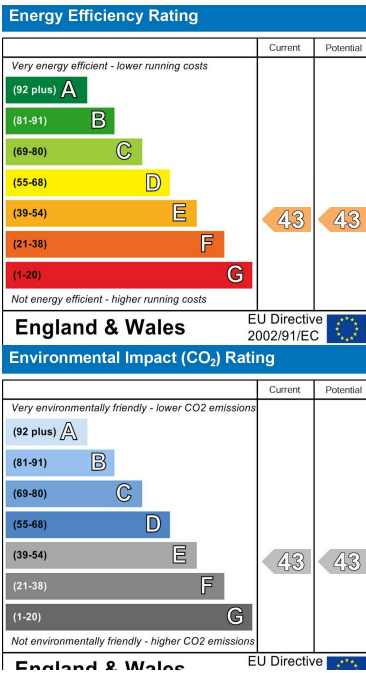
Floor Plan



Area Map



Energy Efficiency Graph



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