





# FOR STARTERS



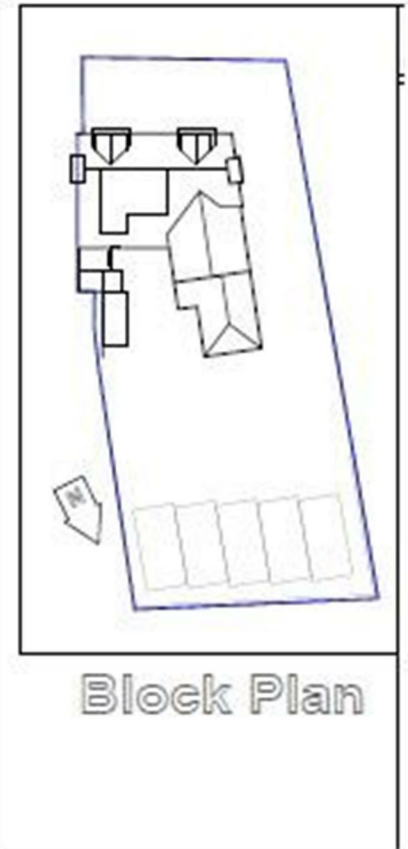
OFFERS IN EXCESS  
£699,995

## MAIN COURSE

A rare and valuable opportunity to purchase the freehold of this period investment property which contains 9 studio flats generating a yield of 6.4% in a superb location just 0.3 miles from the town centre.

All of the flats benefit from a parking space within a private car park which belongs to the the property. It is thought that there is potential to extend the existing building to create more apartments subject to the relevant consents. All of the flats are currently let on Assured Shorthold Tenancies. The property has a fantastic track record of avoiding void periods such is the demand for affordable town centre accommodation. The rental income from the flats is £44,640 per annum however, there is additional income that can be generated by leasing the parking spaces separately.

This is a superb opportunity to purchase an established investment property, which is a great base to build upon and as such early viewing is highly recommended as this superb opportunity is not to be missed.





# LOCATION

Stratford upon Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, and attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, National Hunt race course, the nearby north Cotswold Hills as well as the benefits to anglers and boating enthusiasts of the River Avon.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band -



EPC  
Band -



TBC



Main Electric and  
Water are connected  
to the property.



Heating system  
TBC

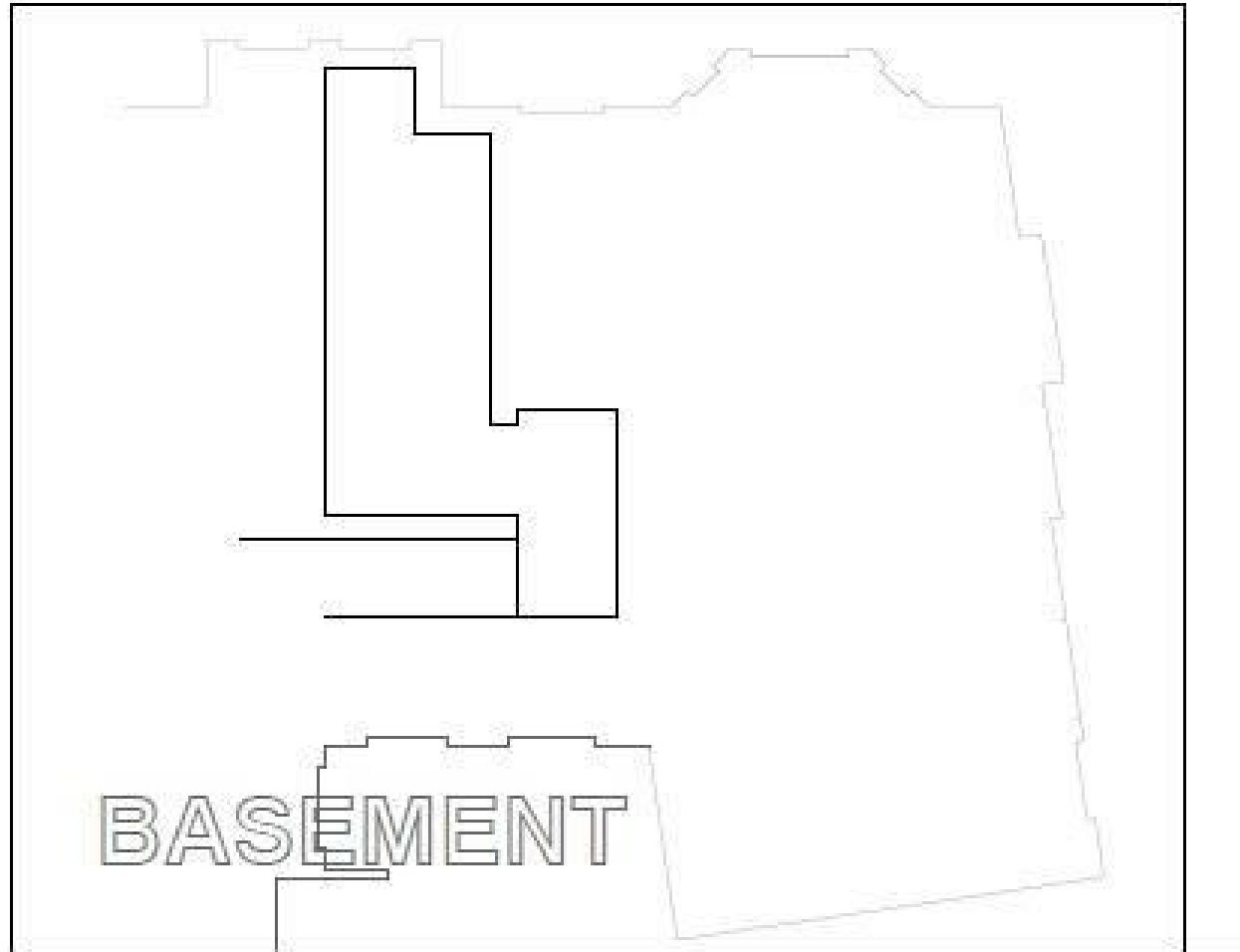


TBC

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