



CENTRAL FALMOUTH

ASKING PRICE OF £1,050,000





FULL DESCRIPTION

- SIX INDIVIDUAL ONE BEDROOM STUDENT APARTMENTS
- CURRENTLY GENERATING AN ANNUAL RENTAL INCOME OF £74,040
- PROJECTED ANNUAL INCOME TO RISE WITH INCREASED RENTS TO £84720
- LET UNTIL 2024
- CCTV & WIFI SET UP
- CENTRAL FALMOUTH LOCATION
- STUDENT & RESIDENTIAL USE PERMITTED

A fantastic opportunity to purchase six fully furnished one bedroom student properties located in the heart of bustling Falmouth. Currently generating an annual rent of £74,040 and let until 2024. Income is projected to rise with increased rents to £84720 with two tenancies renewing until 2025 and the remaining to be advertised. Each apartment is finished to a high standard with German kitchens with AEG appliances.

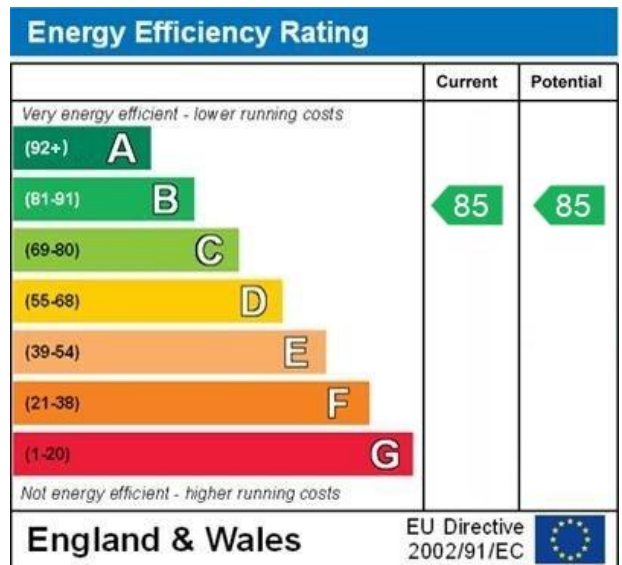
The layout of each apartment consists of a sitting room, kitchen and shower room. The ground floor



rear apartment has a decked courtyard, tiered garden, and an external utility room and WC. The block is monitored by CCTV in the communal areas. All EPCs range from B-C. The EPC shown is an example from one of the apartments.

LOCATION Consistently named as one of the top places to live in the UK, Falmouth is a bustling university town with a fantastic mix of eateries & galleries. Throughout the year the town hosts various festivals and events including the world famous tall ships regatta and red arrows display. With excellent bus routes, and train stations not far away, this location is perfect for both students and residential lettings.

SMART Estate Agent currently fully manage all the properties and would be happy to discuss our lettings services to carry on this agreement.



WWW.EPC4U.COM

All EPCs range from B-C. The EPC shown is an example from one of the apartments. All apartments are compliant with up to date electrical and gas safety certificates.

Call us today on 01326 374850 to arrange a viewing.