



CENTRAL FALMOUTH
ASKING PRICE OF £800,000

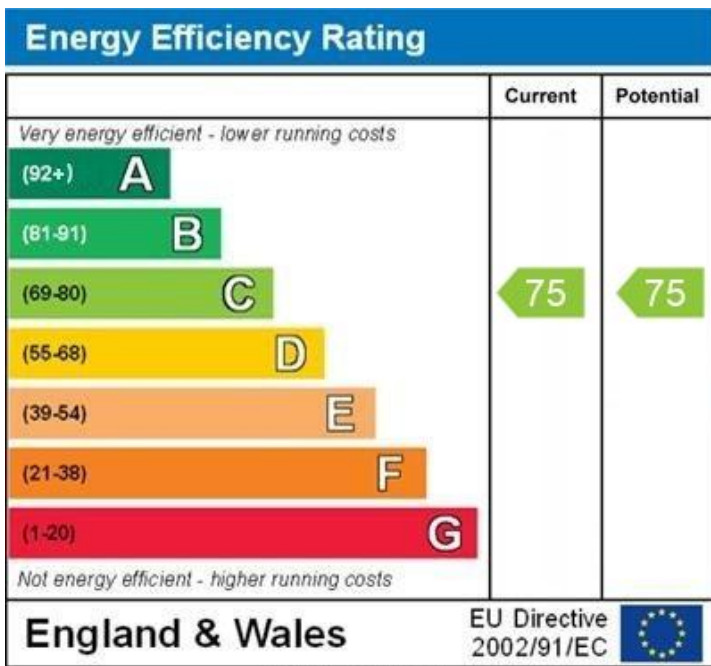




FULL DESCRIPTION

- FOUR INDIVIDUAL STUDENT APARTMENTS CONSISTING OF 1 X ONE BEDROOM, 2 X TWO BEDROOMS, AND 1 X THREE BEDROOMS
- CURRENTLY GENERATING AN ANNUAL RENTAL INCOME OF £63,840
- PROJECTED ANNUAL INCOME TO RISE WITH INCREASED RENTS TO £73,440 INCLUDING A £60-90PCM GAS, HEATING AND WATER CONTRIBUTION FROM EACH FLAT IN 2024/2025.
- LET UNTIL 2024
- CCTV & WIFI
- CENTRAL FALMOUTH LOCATION
- STUDENT & RESIDENTIAL USE PERMITTED
- PARKING SPACE FOR 1-2 CARS

A fantastic opportunity to acquire a block of 4 individual student apartments located in the heart of Falmouth. These flats are generating an annual rental income of £63,840. There is a projected income of £73,440 including a £60-£90pcm utilities contribution from each flat in 2024/2025. Current tenancies in place until 2024 with one renewing and the remaining three to be advertised with increased rent. The block comprises 1 x one bedroom



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All properties have an EPC rating of C. EPC graph is taken from one flat. All apartments are compliant with up to date electrical and gas safety certificates.

apartment, 2 x two bedroom apartments and 1 x three bedroom apartment. The block is monitored by CCTV in the communal areas. There is a monthly contribution from tenants for some utilities. Also included is parking for 1 - 2 cars. Can be used for Residential or Student use.

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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.