



Flat 1, 15A Livingstone Road, Oldfield Park, Bath, BA2 3PQ

Guide Price **£180,000**

A 'turn key' investment opportunity in a sustainable location, offering a 6.3% return until July 2019, rising to 6.6% until July 2020. Currently let on an Assured Shorthold Tenancy to students at the University, this first floor apartment offers; Two double bedrooms, fitted kitchen, sitting room and shower room. Converted and designed in 2017, the property is modern in its decor with modern fittings and benefits from gas central heating and double glazing. Call to arrange a viewing.

- Two double bedroom Investment
- 6.3% gross yield rising to 6.6%
- Popular location
- Modern fittings & decor
- Fitted kitchen/breakfast room



Property Description

SUMMARY A 'turn key' investment opportunity in a sustainable location, offering a 6.3% return until July 2019, rising to 6.6% until 2020. Currently let on an Assured Shorthold Tenancy to students at the University, this first floor apartment offers; Two double bedrooms, fitted kitchen, sitting room and shower room. Converted and designed in 2017, the property is modern in its decor with modern fittings and benefits from gas central heating and double glazing. Call to arrange a viewing.

COMMUNIAL ENTRANCE With upvc door leading in and bell to both flats. Inset floor matt and stairs to first floor.

ENTRANCE HALL Door from the communal landing leading in. Door into sitting room and kitchen/breakfast room,

SITTING ROOM Radiator, upvc window to the rear and hanging rail.

KITCHEN/BREAKFAST ROOM Modern fitted kitchen comprising a range of matching wall and base units. Roll top laminate work surface with inset stainless steel sink unit and drainer. Inset four ring electric hob with oven under and extractor over. Wall mounted combi boiler, integrated washing machine. Laminate upstand continuing around the worktop. Laminate flooring, upvc window to the rear. Door to rear hallway.

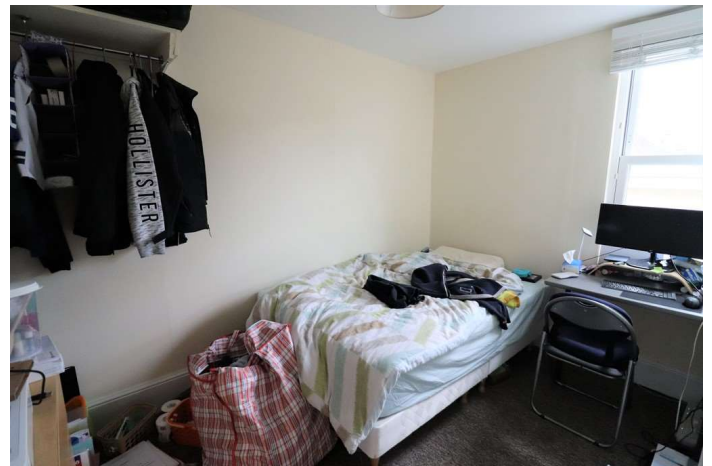
HALL Area for the fridge freezer, doors into bedrooms and shower room.

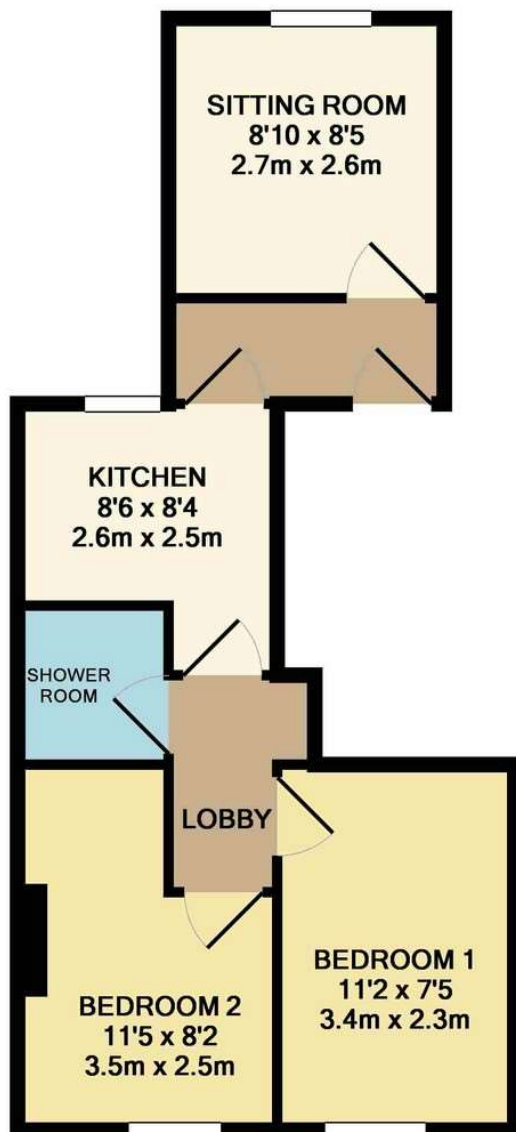
BEDROOM 1 Upvc window to the front, hanging rail, storage and radiator.

BEDROOM 2 Upvc window to the front, hanging rail, storage and radiator.

SHOWER ROOM Modern shower room with thermostatic shower in cubicle. Low level WC and vanity unit. Panelled walls, tiled sink splash back and inset mirror, extractor fan and linoleum flooring.

TENURE DETAILS We are advised that a new 999 year lease is currently being drawn up. The insurance & maintenance will be split equally amongst the owners of the apartments & shop below. This will be split when it is due with no monthly service/maintenance charges applicable.





TOTAL APPROX. FLOOR AREA 376 SQ.FT. (34.9 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2019

Contact Details

9 Moorland Road
 Oldfield Park
 Bath
 Avon
 BA2 3PL

W: www.madisonoakley.co.uk

E: info@madisonoakley.co.uk

Tenure

Leasehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements