

General view of building



Description

An investment opportunity to acquire three self-contained studio flats situated in Bodmin town centre. Each flat has an open plan bed/sitting room with kitchen area and a shower room. Two of the flats are currently let at a modest rental income of £360pcm/£8,640pae and one flat is currently vacant. The flats have the benefit of 193 years remaining on their individual leases and ground rents of £250 per annum. The property is likely to appeal to career lettings investors with the potential for increased rental income as the flats become vacant in 2023, or as individual re-sale opportunities.

Situated

Turf Street is conveniently situated in the heart of Bodmin town centre, with a comprehensive range of shopping and leisure facilities, business and retail parks, being readily commutable to both the A38 and A30 road networks with a mainline railway station at Bodmin Parkway.

St Alan

Kitchen/lounge/dining area of circa 7m x 5.3m with bedroom area of circa 4.1m x 3.5m and an en-suite shower room.

St James

Bed/sitting room of circa 4.7m x 4.2m and en-suite shower room, kitchen of circa 2.3m x 0.8m

St Stephen

Open plan lounge/kitchen/bedroom of circa 4.3m x 4.3m and an en-suite shower room. Enclosed patio seating area

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.



St Stephen St Alan St James
Total floor area 105.6 sq.m. (11,138 sq.ft.) approx.
The Buyer is to take the measures to be taken and not liable for errors. Measurements, floor area, weight and volume are approximate. They do not constitute an offer of any particular price and are not to be taken as such.

EPC Ratings

St Alan D. St James D. St Stephen D

Council Tax Bands

All individually A rated

Note

Interested parties must make and rely upon their own measurements.