

89 Abbey Road

Ref No: 4049

Torquay, Devon, TQ2 5NN



Residential Investment Property For Sale

Block of 4 One Bedroom Flats

Conveniently Located, Walking Distance from Torquay Town Centre

Benefits from Individual Allocated Parking Spaces

Gross Income £2,100 Per Month (£25,200 Per Annum)

£315,000 Freehold

Interested in this property?
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DESCRIPTION

This centrally located period style property has been converted into four individual residential flats, providing a fantastic investment opportunity.

All four apartments are currently let on Assured Shorthold Tenancies, providing an annual income £25,200. All the flats have their own electric meters and all the tenants pay their rent inclusive of water charges which is a monthly figure added to the rent. Further information on this can be obtained via the Agents.

The property is offered for sale at a realistic price as a going concern residential investment. Viewing is highly recommended and can be arranged by prior appointment with the Agents.

The accommodation briefly comprises:-

FLAT 2

BEDROOM

13' 9" x 14' 6" (4.2m x 4.43m)

LOUNGE

17' 1" x 16' 6" (5.21m x 5.02m)

SHOWER ROOM

With WC.

KITCHEN

11' 9" x 9' 8" (3.58m x 2.94m)

Currently let at £555.33 PCM including water.

FLAT 3

OPEN PLAN LOUNGE/KITCHEN

17' 2" x 16' 3" (5.22m x 4.95m)

Stairs to:-

BATHROOM

With bath, WC and pedestal wash hand basin.

BEDROOM

14' 4" x 11' 9" (4.37m x 3.57m)

Currently let at £505.30 PCM including water.

FLAT 4

KITCHEN

LOUNGE

15' 3" x 10' 4" (4.64m x 3.16m)

Four steps down to:-

BEDROOM

9' 9" x 9' 1" (2.96m x 2.76m)

SHOWER ROOM

With WC and wash hand basin.

Currently let at £520.00 PCM including water.

FLAT 1

Access from the rear.

BEDROOM

11' 3" x 14' 4" (3.43m x 4.37m)

LOUNGE

19' 0" x 14' 5" (5.79m x 4.40m)

SHOWER ROOM

With corner shower, WC and wash hand basin.

KITCHEN

14' 5" x 9' 0" (4.40m x 2.75m)

Currently let at £520.00 PCM including water.

EPC RATINGS

FLAT 1 'D'

FLAT 2 'D'

FLAT 3 'E'

FLAT 4 'D'

COUNCIL TAX BAND

FLAT 1 'B'

FLAT 2 'B'

FLAT 3 'A'

FLAT 4 'A'

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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