

4 TOWNFIELD VILLAS
RUTLAND STREET
DONCASTER
DN1 2JH

FREEHOLD BLOCK
OF 5 APARTMENTS
**INVESTMENT
OPPORTUNITY**

- Unbroken Freehold
- Fully Let Residential Investment
- High Yielding With Rental Growth





INVESTMENT SUMMARY

High yielding freehold block of 5x one-bedroom apartments in a desirable residential area overlooking the Town Fields.

- Generating a combined rental income of £36,480 per annum providing a low average rent of £608 pcm
- Potential ERV of £39,000 per annum (£650 pcm per flat)
- Longstanding tenants
- Spacious, good quality and well-maintained apartments
- Close to local amenities
- Off street parking and two garages included
- Potential for further rental growth
- Asking £425,000 reflecting a gross yield of 8.58% and a reversionary yield of 9.18% assuming an ERV of £39,000 per annum





DESCRIPTION

Five spacious one bedroom apartments providing good quality accommodation over three floors, with off street parking. Each apartment is one bedroomed with a large living room, bathroom, and double bedroom. Each is equipped with a bath, shower, kitchen with electric cooker. There is double glazing and electric heating throughout.

Externally there is off street parking and two garages, with a secure security shutter to the entrance of the rear garden area. The building is of traditional red brick construction under a tiled roof.

This provides an excellent opportunity for an investor to benefit from a high yielding return with potential for further rental growth. There is also a potential lucrative break up potential by selling the apartments individually.

ACCOMMODATION

Floor	Sq M	Sq Ft
Flat 1	55	592
Flat 2	53	570
Flat 3	55	592
Flat 4	53	570
Flat 5	51	549



LOCATION

The property is located on the north east side of the city centre, with ease of access to the city centre which is a short walk away. Town Field Villas is a quiet cul-de-sac of traditional and characterful properties overlooking the Town Fields, an attractive open green space.

Doncaster Train station is approximately 1 mile away and it provides regular service to London via the East Coast Main Line with an approximate journey time of 90 minutes.



SAT NAV: DN1 2JH



PIRATE.NUMBER.FIGURE



TENANCIES

- Total passing rent: £36,580 per annum
- Average per flat £7296 per annum / £608 pcm

The flats are held on 12 month Assured Short hold Tenancy Agreements – copies are available upon request.

The most recent letting of Apartment 5 is at £650 pcm. Assuming that can be replicated on the other apartments, the total rent would be £39,000 per annum, providing a good opportunity for rental growth.

GUIDE PRICE / TERMS

Inviting offers in excess of **£425,000 (Four hundred and Twenty Five Thousand Pounds)** reflecting a **gross yield of 8.58%**.

Reflecting a reversionary yield of 9.18% assuming an ERV of £39,000 per annum



EPC

Ratings range from C to E. Please request copies from the agents.

TENURE

Freehold subject to five AST agreements.

AML

Purchasers will have to supply information to comply with Anti Money Laundering Regulations.

COUNCIL TAX

Each apartment is in council tax Band A.

VIEWINGS

By appointment with the Sole Agents below:

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