

# HUNTERS<sup>®</sup>

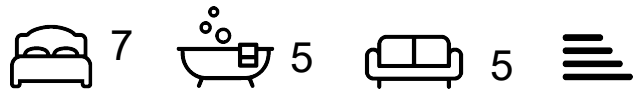
HERE TO GET *you* THERE



## Albion Street

Cheltenham, GL52 2RW

Asking Price £900,000



Council Tax: E



# 76 Albion Street

Cheltenham, GL52 2RW

Asking Price £900,000



## FLAT 1 - LIVING / KITCHEN

17'6" x 15'0" (5.33 x 4.57)

## FLAT ONE

One Bedroom Flat on the Lower Ground Floor with a luxury bathroom and private outdoor space.

## FLAT 1 - BEDROOM

12'2" x 12'1" (3.71 x 3.68)

## FLAT TWO

One Bedroom Flat on the Upper Ground Floor

## FLAT 1 - BATHROOM

## FLAT THREE

Two Bedroom Flat on the First Floor

## FLAT 1 - COURTYARD

11'0" x 11'0" (3.35 x 3.35)

## FLAT FOUR

Two Bedroom Flat on the Top Floor

## FLAT 2 - LIVING ROOM

15'10" x 15'5" (4.83 x 4.70)

## FLAT FIVE

A self-contained studio located at the rear of the property

## FLAT 2 - KITCHEN AREA

## REAR STUDIO

## FLAT 2 - BEDROOM

12'10" x 9'9" (3.91 x 2.97)

## TYPICAL LIVING ROOM

## FLAT 2 - BATHROOM

## TYPICAL KITCHEN

## FLAT 3 - LIVING ROOM

15'8" x 13'5" (4.78 x 4.09)

## TYPICAL BEDROOM

## FLAT 3 - KITCHEN AREA

## TYPICAL BATHROOM

## FLAT 3 - BEDROOM ONE

13'0" x 9'4" (3.96 x 2.84)

## FLAT 3 - BEDROOM TWO

15'8" x 7'8" (4.78 x 2.34)

## FLAT 3 - BATHROOM

## FLAT 4 - LIVING ROOM

15'8" x 13'1" (4.78 x 3.99)

## FLAT 4 - KITCHEN AREA

## FLAT 4 - BEDROOM ONE

13'0" x 9'5" (3.96 x 2.87)

## FLAT 4 - BEDROOM TWO

15'8" x 8'1" (4.78 x 2.46)

## FLAT 4 - BATHROOM

## FLAT 5 - STUDIO

20'6" x 11'8" (6.25 x 3.56)

## FLAT 5 - KITCHEN AREA

## FLAT 5 - SLEEPING AREA

## FLAT 5 - SHOWER ROOM

## FLAT 5 - OVERVIEW

## MAIN GARDEN



Hunters of Cheltenham are delighted to offer this exceptional and 'readymade' lucrative freehold investment of a block of 5 self-contained town centre apartments currently let with ASTs at an outstanding annual income of £69,900 with an impressive yield of 7.8%. As buyer will own the freehold, there are £0 service charges to pay.

The whole building has recently enjoyed a full cosmetic restoration with new décor and carpets to all communal areas. Inside, each flat has received a similar quality refurbishment with all new bathroom suites, kitchens and carpets throughout. In contrast to the new and fresh appearance, the property retains some charming original features and benefits from a private courtyard garden to the rear. The roof tiles have recently been replaced.

The apartments are as follows -

Flat 1 - Lower Ground Floor one double bedroom apartment with a separate office area and an exceptional vaulted ceiling shower room. This flat has its own private rear garden and outside storage. let at £1095PCM (unfurnished)

Flat 2 - Upper Ground Floor one double bedroom flat.

Let at £1145PCM (furnished)

Flat 3 - First Floor two-bedroom flat with impressive sized rooms and floor to ceiling sash windows etc. Let at £1345PCM (furnished)

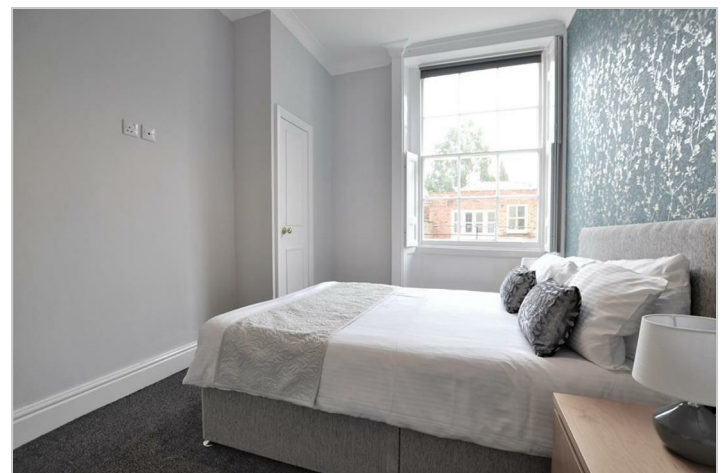
Flat 4 - Second Floor two-bedroom flat with attractive elevated position.

Let at £1445PCM (furnished)

Flat 5 - A Detached Studio apartment set at the rear of the communal garden, rebuilt from the original stables, easily the most popular of all, even though it is the smallest apartment here, it is detached and completely self-contained - it's very attractive and never vacant!

Let at £795PCM (unfurnished)

Please contact Mark Millward at Hunters for further details



Road Map



Hybrid Map



Terrain Map



Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.