

# 50 Abbey Road

Ref No: 4652

Torquay, Devon, TQ2 5NH



## High Return Residential Investment Opportunity

Five Self-Contained Residential Units

Comprising 1 x Two Bedroom Flat & 4 x One Bedroom Flats

Rental Income of £38,760 Per Annum

Well Situated Close to Town Centre

£395,000 Freehold

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## DESCRIPTION

A large period building comprising of five self-contained residential flats. The five flats were renovated by the current owner in 2020 and are currently all let to tenants on Assured Shorthold Tenancy Agreements. The flats are each fitted with individual electric meters and electric panel heaters. There is no gas supply to the property. Water is provided by the landlord under the tenant's rental.

The property presents an attractive opportunity for those looking for an established and high rental return investment in a central location.

The accommodation briefly comprises:-

### FLAT 1 - 1 BED

44m<sup>2</sup> (473 sq ft).

Let at £650 PCM.

### FLAT 2 - 2 BED

56m<sup>2</sup> (602 sq ft).

Let at £800 PCM.

### FLAT 3 - 1 BED

33m<sup>2</sup> (355 sq ft).

Let at £650 PCM.

### FLAT 4 - 1 BED

21m<sup>2</sup> (226 sq ft).

Vacant – Marketed To Let at £530 PCM.

### FLAT 5 - 1 BED

34m<sup>2</sup> (365 sq ft).

Let at £600 PCM.

## EPC RATINGS

FLAT 1 - D.

FLAT 2 - C.

FLAT 3 - D.

FLAT 4 - D.

FLAT 5 - D.

## COUNCIL TAX BANDS

FLAT 1 - A.

FLAT 2 - A.

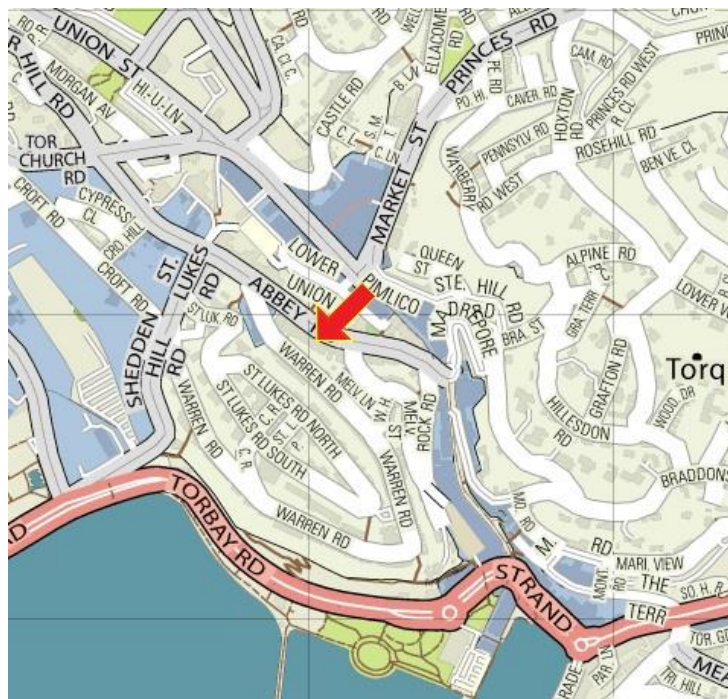
FLAT 3 - A.

FLAT 4 - A.

FLAT 5 - A.

## VIEWING

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



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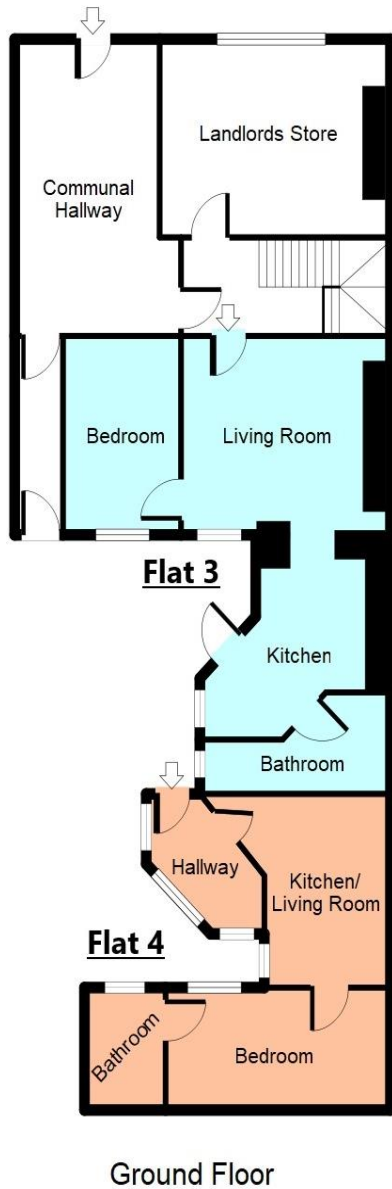
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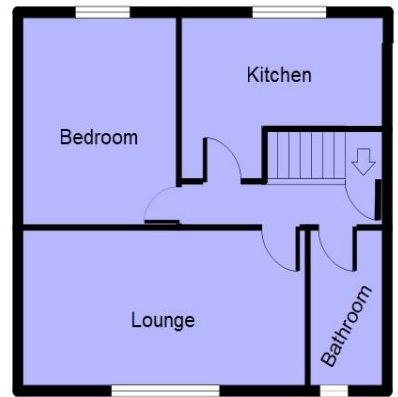
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**Flat 2**



**Flat 1**



[www.bettsworths.co.uk](http://www.bettsworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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