

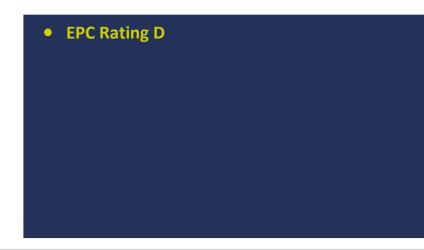
Marlborough Road, Cardiff, , CF23 5BT £525,000



- 5 studio apartments and 1 two bedroom apartment
- Fully tenanted
- Marlborough road
- Annual rental currently £42,252







James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff , CF24 3RP 029 2045 6444

Description...

James Douglas sales are pleased to offer new to the market this great investment opportunity in the sought-after location of Roath, Cardiff. The property features 5 studio apartments and a 2 bedroom apartment and offers an annual rental income of £42,253 with an approximate yield of 7.7% based on the current rental income and asking price.. Situated in a prime location with easy access to local amenities such as shops, eateries, coffee shops etc. and within easy walking distance to Cardiff city centre and Cardiff university. The property has recently undergone some refurbishment to enhance it's appeal so if you're an investor looking to purchase an ideal BTL property with high demand and low void periods then give us a call on 02920456444. We can also offer no obligation mortgage advice and we can recommend conveyancing solicitors.

Council tax bands for each apartment are as follows ...

Apartment 1 = B Apartment 2 = B Apartment 3 = A Apartment 4 = A Apartment 5 = A Apartment 6 = B

EPC ratings are as follows

Apartment 1 = D Apartment 2 = C Apartment 3 = D Apartment 4 = TBC Apartment 5 = TBC Apartment 6 = TBC

Accommodation...









Floorplan

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92· A		
(81-91) B		
(69-80)	07	73
(55-68)	67	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		