



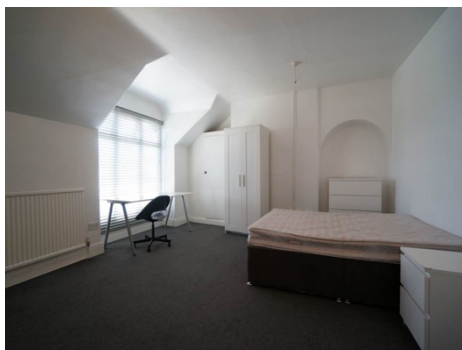
VARCITY LIVING .co.uk



College Road

£381,000

FOR SALE | AR WERTH



Property Features:

- Sought After Student Area
- All Double Bedrooms
- Close Proximity to University Buildings
- Victorian Era Property
- 8 Bedroom HMO
- £44,640 GROSS Rent Secured For 23/24

Varcity Living Ltd. 1 College Rd, Bangor. LL57 2AN • 01248 719 254 • sales@varcityltd.com   

Description

Eight bedroom HMO, positioned in the city’s most sought after student street. Offering an investor a total rent of £44,460 for the 23/24 academic year, an 11% GROSS return on investment.

With its elegant appearance and consistent decor throughout, this property provides a uniformity, typically desired by student occupants searching for a fresh and modern feel.

All bedrooms come with a double bed, study desk with chair, wardrobe and chest of drawers, the essential student HMO furnishings. To be included within the sale price.

Situated only 40 metres from the well established Bangor university (EST 1884) which annually attracts circa 9,000 full time students.

Location

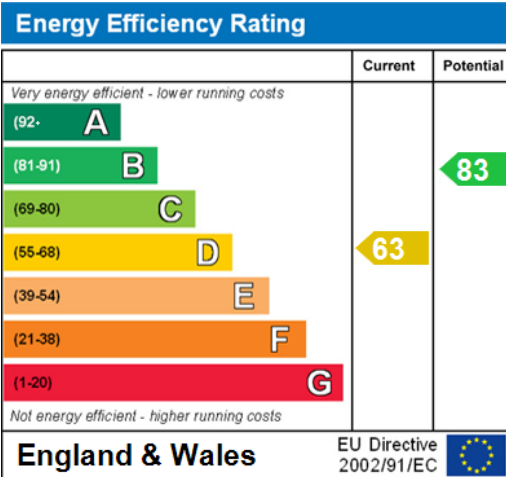
Following Holyhead Road in the Anglesey direction, from Bangor train station. After passing the first roundabout, at the brow of the hill is a sharp right turn which takes you onto College Road. Number 56 is located 200 metres down on the left hand side.

Room Dimensions

- Bathroom 1: 1.76m (5'10") x 1.63m (5'5")
- Bathroom 2: 1.86m (6'2") x 1.54m (5'1")
- Kitchen: 4.91m (16'2") x 2.67m (8'10")
- Living room: 5.14m (16'11") x 3.55m (11'8")
- Bedroom 1: 3.37m (11'1") x 2.88m (9'6")
- Bedroom 2: 2.77m (9'2") x 2.65m (8'9")
- Bedroom 3: 4.08m (13'5") x 2.70m (8'11")
- Bedroom 4: 5.13m (16'10") x 2.11m (7'0")
- Bedroom 5: 3.03m (10'0") x 2.49m (8'3")
- Bedroom 6: 3.14m (10'4") x 2.92m (9'7")
- Bedroom 7: 4.35m (14'4") x 2.92m (9'7")
- Bedroom 8: 4.91m (16'2") x 4.25m (14'0")
- Outhouse 1: 1.86m (6'2") x 1.54m (5'1")

Floor Plan

EPC Certificate



"We have taken reasonable care and attention to ensure that the particulars contained in this document are accurate and a true reflection of the listing, however we cannot guarantee complete accuracy. Any interested parties should satisfy themselves through inspection of the property"