



A three bedroom student letting investment in an ideal location for the purpose

- Ground floor three bed apartment
- Living room, fitted kitchen, shower room
- Double bedroom, bathroom
- Outside areas to the front & rear
- Let to three student tenants
- Excellent position for Streatham campus & the City centre
- Gas central heating & double glazing
- An excellent established investment

81 Longbrook Street,
Exeter,
EX4 6AU

Tel: 01392 860 783
www.mckinleywhite.com
enquiries@mckinleywhite.com



Description

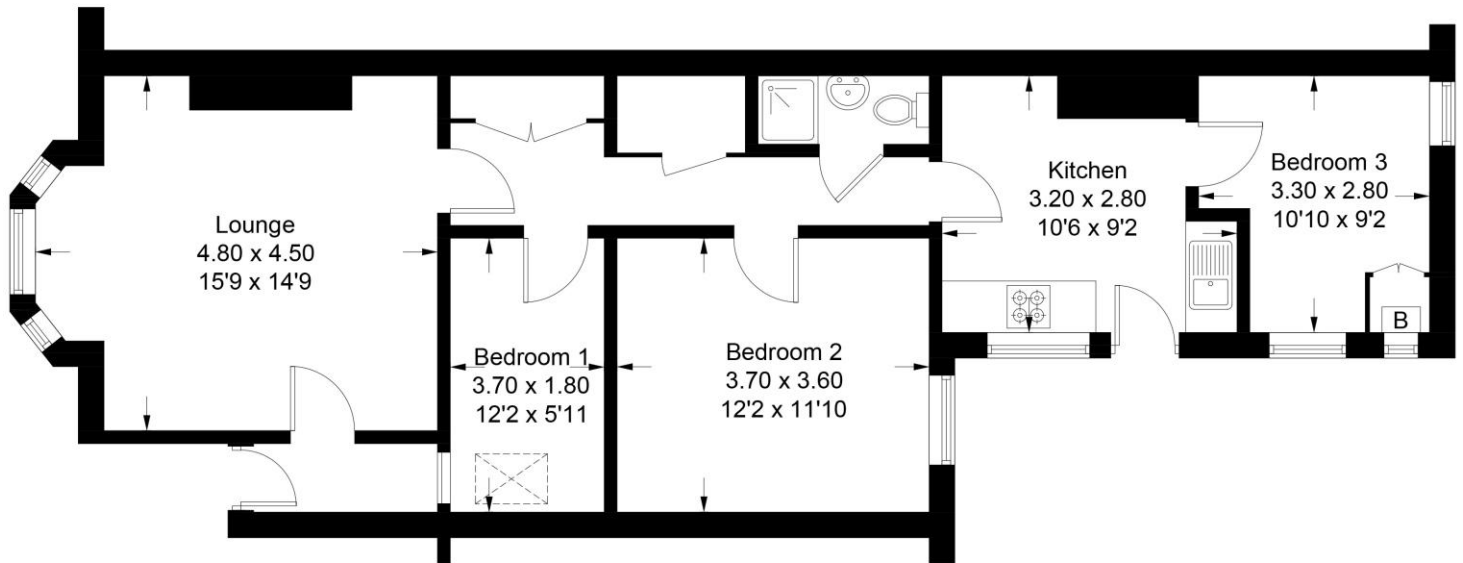
This is an established student letting investment in an ideal location for the purpose. The property comprises a three bedroom, ground floor apartment featuring a good lounge with bay window and high ceiling. There is a fitted kitchen with appliances, a shower room and outside small and easy to maintain outside areas to the front and rear. The apartment appears well maintained and enjoys the comforts of double glazing and gas central heating.

It is offered with all furnishings etc. and the benefit of the current tenancy for the 2020/21 academic year which will produce a strong gross income of £18,000. The tenancy is for 11 months in (48 weeks) and the tenants pay their own utility bills.



Location

The property sits in an ideal position for student letting, being directly opposite the eastern edge of the University of Exeter's principal Streatham Campus. The Lower Pennsylvania/St James areas are long established student letting areas and are generally considered to be 'as good as it gets' for this market. The immediate area has good facilities available for tenants, including two shops/minimarkets and a popular student pub. Exeter City Centre and all it has to offer is within easy walking distance.



TENURE

Leasehold (199 years from 1981) plus the freehold of the building.

GROUND RENT

£20 per annum.

LOCAL AUTHORITY

Exeter City Council.

SERVICES

All mains services are available.

EPC RATING

68 - 75.

REFERENCE

10641.

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.