

DAYCROFT  
MONK BRETTON  
BARNESLEY  
S71 5SE

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FREEHOLD  
APARTMENT  
BLOCK  
**INVESTMENT  
OPPORTUNITY**

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- Unbroken Freehold
- 12 Self Contained Apartments
- High Yielding With Rental Growth





## INVESTMENT SUMMARY

**High yielding freehold block of 12 x two-bedroom apartments in a desirable residential area with car parking**

- Generating a combined rental income of £91,500 per annum providing a low average rent of £635 pcm
- Excellent growth potential
- Potential ERV of £100,800 per annum (£700 pcm per flat) 'as is'
- Good standard of accommodation
- Spacious, good quality and well-maintained apartments with en suites
- All B rated EPC – very energy efficient
- Secure car park
- Apartment sizes range from 55 to 67 Sq M (592 to 721 Sq Ft) GIA.

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**Asking £1,150,000 reflecting a gross yield of 8% and potential reversionary yield of 8.76%**

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## DESCRIPTION

Twelve spacious two bedroom apartments providing good quality accommodation over three floors, with secure parking for each apartment.

Each apartment is equipped with large double bedrooms (six have ensembles) bed roomed with a large living room and bathroom. Each is equipped with a bath, shower and fitted kitchen. There is double glazing and central heating system throughout.

Externally there is secure off street parking within the car park, each apartment benefitting from one space.

This provides an excellent opportunity for an investor to benefit from a high yielding return with potential for further rental growth and asset management opportunities.

## ACCOMMODATION

Apartment sizes range from 55 to 67 Sq M (592 to 721 Sq Ft) GIA.

Total GIA (excluding corridors and communal space) is 726 Sq M (7,815 Sq Ft)

Please contact the agent for a full breakdown. Floor plans available upon request.



## LOCATION

The property set within a desirable, modern housing residential development within Monk Bretton area of Barnsley.

The property is close by to local amenities and provides excellent connectivity to the wider areas.

Barnsley city centre is located approximately 3 miles to the South West via Burton Road.



SAT NAV: S71 5SE



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## TENANCIES / RENT ANALYSIS

- Total passing rent: £91,500 per annum
- Apartment rents range from £575 to £700 pcm with the average being £635 pcm – providing excellent opportunity for growth

The flats are held on 12 month Assured Short hold Tenancy Agreements – copies are available upon request.

We consider the Estimated Rental Value to be an achievable £700 pcm per apartment, which would provide a total ERV of £100,800 per annum.

With a modest modernization of the apartments we expect the rents could be increased further to circa £800 pcm.

## GUIDE PRICE

Inviting offers in excess of **£1,150,000** reflecting a **gross yield of 8%**.

Reflecting a reversionary yield of 8.77% assuming an ERV of £100,800 per annum.



## COUNCIL TAX

Each apartment is in council tax Band A.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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## EPC

All the EPCs are rated B.

## TENURE

Freehold - unbroken

## DATA ROOM

Please get in touch for access to the data room.

## AML

Purchasers will have to supply information to comply with Anti Money Laundering Regulations.



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