

WENTWORTH LODGE  
182 WENTWORTH RD  
DONCASTER  
DN2 4BT

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FREEHOLD  
APARTMENT  
BLOCK  
**INVESTMENT  
OPPORTUNITY**

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- Unbroken Freehold Investment
- 6 Self Contained Apartments
- Rental Growth Potential
- Large Plot – Potential to Add Value





## INVESTMENT SUMMARY

**High yielding freehold block of 6 x two-bedroom apartments in a desirable residential area with car parking and large attractive garden area**

- Generating a combined rental income of £40,600 per annum providing a low average rent of £558 pcm
- Excellent rental growth potential
- Potential ERV of £48,120 per annum 'as is'
- Well located apartments with off-road parking
- Spacious, good quality and well-maintained apartments.
- Apartments ranging from one to two bedrooms
- Designated parking of at least 1 space per apartment
- Apartment sizes range from 42 to 76 Sq M (452 – 818 sq ft) GIA
- Large plot – potential to add value STP

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**£525,000 reflecting a gross yield of 7.73% and reversionary yield of 9.17%**

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## DESCRIPTION

Six spacious apartments and well-presented apartments ranging from one to two bedrooms providing good quality accommodation which is set over three floors and off-road parking.

Each apartment is equipped with large double bedrooms, a good-sized living room / kitchen and a bathroom. There is double glazing and electric central heating system throughout.

Externally there is a secure car park each apartment benefitting from at least one space.



## ACCOMMODATION

Apartment sizes range from 42 to 76 Sq M (452 – 818 sq ft) GIA

Total GIA (excluding corridors and communal space) is 351 Sq M (3,776 Sq Ft)

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



## LOCATION

Situated on Wentworth Road in the Wheatley area of Doncaster, approximately 1.2 miles north-east of Doncaster city centre and around 1.2 miles from Doncaster Railway Station, providing excellent access to regional and national rail services, including direct routes to Leeds, Sheffield, York and London.

The location benefits from a wide range of local amenities within walking distance, including convenience stores, cafés, takeaways, schools and healthcare facilities.

The property is also located in close proximity to Doncaster Royal Infirmary, one of the principal hospitals serving the area, making the location particularly convenient for healthcare professionals and visitors alike.



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## TENANCIES / RENT ANALYSIS

- Total passing rent: £40,600 per annum
- Apartment rents range from £485 to £690 pcm with the average being £558 pcm – providing great opportunity for growth

The apartments are held on 12 month Assured Short hold Tenancy Agreements to working tenants – copies are available upon request.

We consider the Estimated Rental Value to be achievable in between £700 pcm for a one-bed to £850 pcm for a two bed which would provide a total ERV of £48,120 per annum.

## GUIDE PRICE

£525,000 reflecting a gross yield of 7.73% and reversionary yield of 9.17% assuming an ERV of £48,120 pa



## 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 EPC's between D & E. Copies available upon request.

## 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.



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared June 2026.

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