1 & 1a Montpelier, Bath BA1 2RF
Gross Internal Area (Approx.)
Total Area (including vaults) = 253 sq m / 2,723 sq ft

KEY Basement

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
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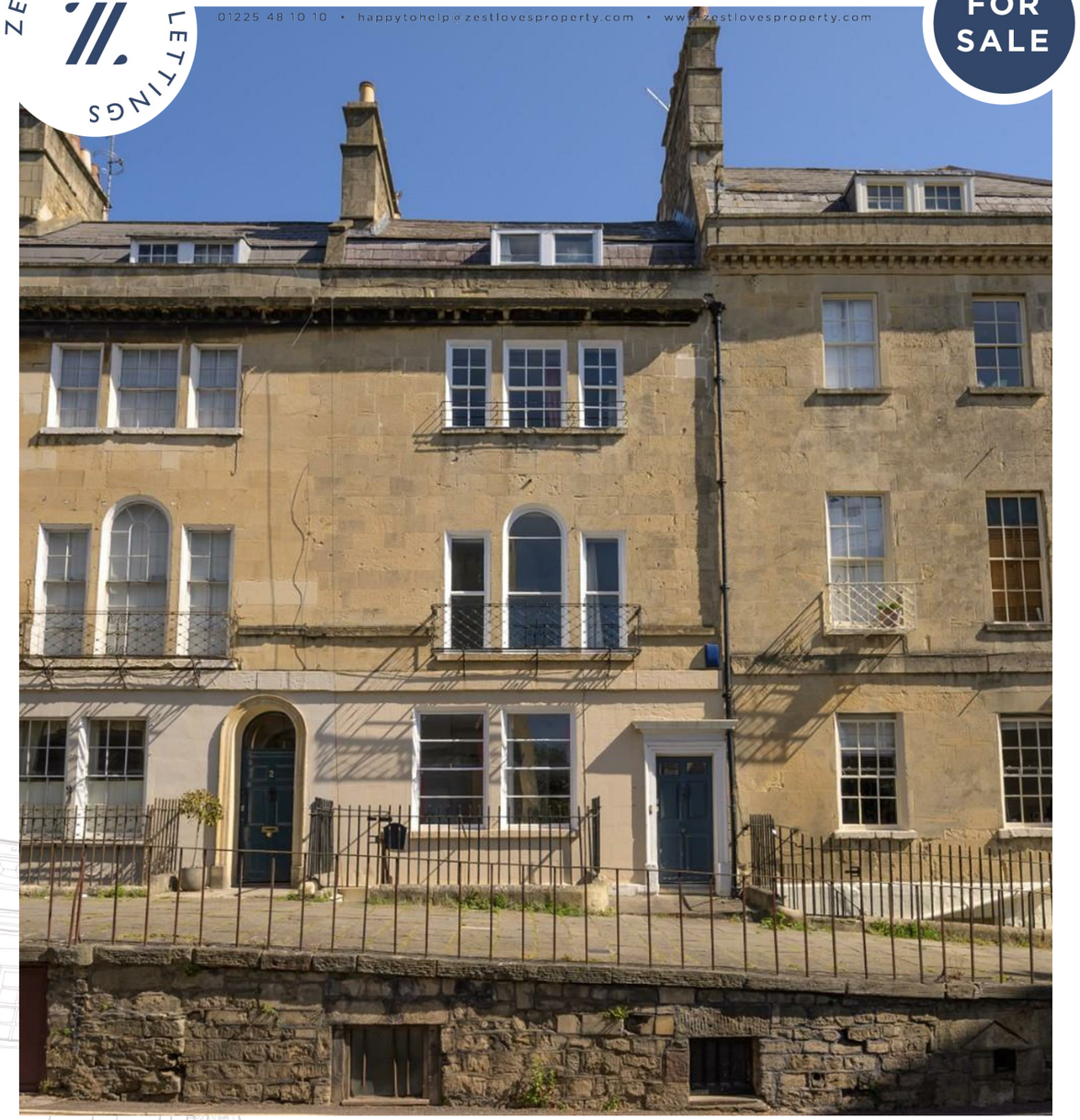

MONTPELIER, BATH
BA1 2RF

GUIDE PRICE
£1,100,000

11 BEDROOM HOUSE

- An impressive Grade II Listed Town House
- Tenants in situ with tenants secured for the next academic year - monthly income of £7260pcm
- Two bedroom lower ground floor apartment
- A fantastic investment property providing a rental yield of 7.9%
- Maisonette with 9 bedrooms and three bathrooms, garden
- Permit parking available. Freehold. Council tax band D. EPC rating D

Description

A substantial Grade II listed Georgian townhouse presents a fantastic opportunity for any investor. The property has been consistently occupied as a 9-bedroom student house of multiple occupancy (HMO), with a separate 2 bedroom basement apartment offering additional income. Tenants in situ with secured tenants for the 25/26 academic year - 9 bed/3 bathroom maisonette achieving £5940pcm and the 2 bedroom apartment achieving £1320pcm. An impressive rental yield of 7.92%.

The current owners have ensured that the property has been looked after and have carried out regular property maintenance. They have records since 2010 of all work undertaken.

The location and desirable period architecture makes it an ideal investment opportunity. The property boasts over 5 floors of living space, providing plenty of scope for creating multiple apartments, holiday lets or converting into a single residential dwelling (subject to planning).

Location

Monpelier is situated on the lower slopes of Lansdown Road in an enviable location. Within a ten minute walk of the city centre and a 20 minute walk of Bath Spa train station Also nearby are The Circus, Assembly Rooms and the Royal Crescent. There is a wide range of amenities close to the property, including boutiques, cafes and wine bars along Alfred Street and nearby, Saville Row and Bartlett Street. The city of Bath is famous for excellent cultural and leisure amenities including specialist shops, museums, art galleries and theatres. There are excellent communications and approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (approximately 80 minutes).