



Bodmin Office
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Bodmin
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Turf College Bodmin

An opportunity to purchase three studio apartments in the heart of Bodmin town centre with views across of St Petroc's Church- a superb residential investment with the potential to earn an annual income of £14,400 (based on £400 per calendar month per flat), an approximate gross yield of 14% based on the asking price.

INVESTMENT BUYERS ONLY

* Buy to let investment * Three self-contained studio flats
* Town centre location * Each flat is held on the remainder of a 200 year lease that commenced on 17th April 2015.

Price: £100,000



An opportunity to purchase three studio apartments in the heart of Bodmin town centre with views across of St Petroc's Church.

Turf Street is located in the centre of the historic town of Bodmin, which offers a variety of amenities to include supermarkets, restaurants, cinema, primary and secondary schooling and also two colleges. The town is conveniently located close to the A30 offering transport links within Cornwall and further afield.

The Property

Front door opening to entrance hall and stairs to first floor with doors opening to all three flats.

St Stephen

St Stephen, Turf College, 12, Turf Street, Bodmin, Cornwall



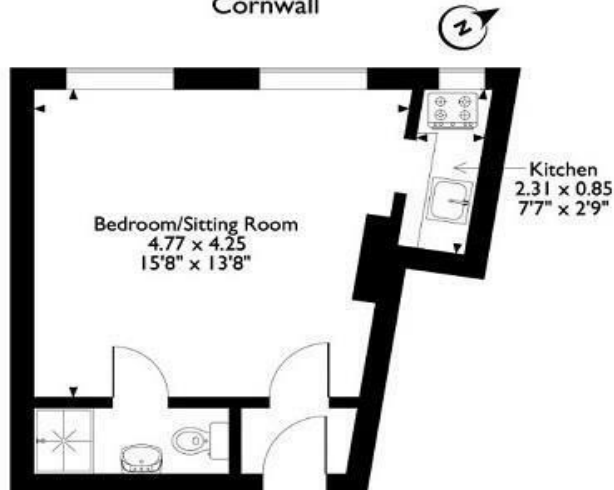
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustration purposes only. Measurements are approximate.

EPC BAND: D

COUNCIL TAX BAND: A

St James

St James, Turf College, 12, Turf Street, Bodmin, Cornwall

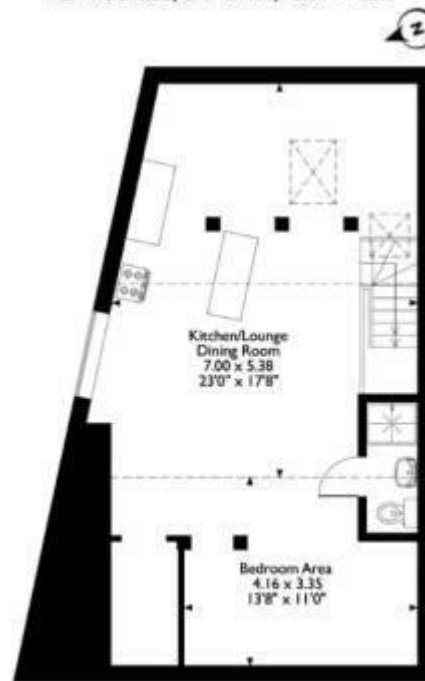


EPC BAND: D

COUNCIL TAX BAND: A

St Alan

St Alan, Turf College, 12, Turf Street, Bodmin, Cornwall



EPC BAND: D

COUNCIL TAX BAND: A

Tenure

Each of the three flats are Leasehold and each held on 200 year leases that commenced from 17th April 2015. For each flat the Ground rent is £250 per annum and the service charge £759 per annum.

Agents Notes

1. We understand the terrace to the rear does not form part of the property