



Kirtleton Avenue, Weymouth, DT4 7FG
Offers In Excess Of £175,000 Leasehold


MARTIN&CO

- INVESTMENT OPPORTUNITY – TENANT IN SITU
- CURRENT RENT £1,000 PCM / £12,000 PER ANNUM
- Approx. 6.86% Gross Yield at £175,000 Purchase Price
- Spacious Two-Bedroom Apartment
- Secure Gated Underground Parking
- Lift Access to All Floors Including Parking
- Close to Weymouth Seafront & Town Centre



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



INVESTMENT OPPORTUNITY – TENANT IN SITU ACHIEVING £1,000 PCM

Offered for sale with an established tenant in situ, this spacious two-bedroom apartment represents an excellent opportunity for a buy-to-let investor seeking an income-producing property in a convenient Weymouth location.

The property is currently achieving £1,000 per calendar month, equivalent to £12,000 per annum, representing an approximate gross rental yield of 6.86% based on a purchase price of £175,000.

The apartment forms part of a modern purpose-built development conveniently positioned for Weymouth seafront, town centre, local amenities and transport connections.

Access is via a secure communal entrance, with the added convenience of lift access to all floors, including the secure underground parking area.

Internally, a generous entrance hallway provides access to the accommodation. The bright and spacious lounge offers excellent proportions and plenty of natural light, while the separate fitted kitchen provides a good range of wall and base units, work surfaces and integrated appliances.

There are two well-proportioned bedrooms, providing flexible accommodation, together with a modern fitted bathroom.

A particularly valuable feature of the development is the secure electrically gated underground parking, complemented by additional visitor parking. Residents also have access to attractive and well-maintained communal gardens.

With an existing tenant already in occupation and rental income being generated from completion, the property offers investors the opportunity to acquire an established buy-to-let rather than purchasing vacant

accommodation and subsequently sourcing a tenant.

The vendor advises that the property has approximately 114 years remaining on the lease, with an annual service charge of approximately £1,465.90 and ground rent of £125 per annum. Holiday letting is not permitted, while pets are permitted subject to prior consent.

Current Rental Income: £1,000 PCM / £12,000 PA

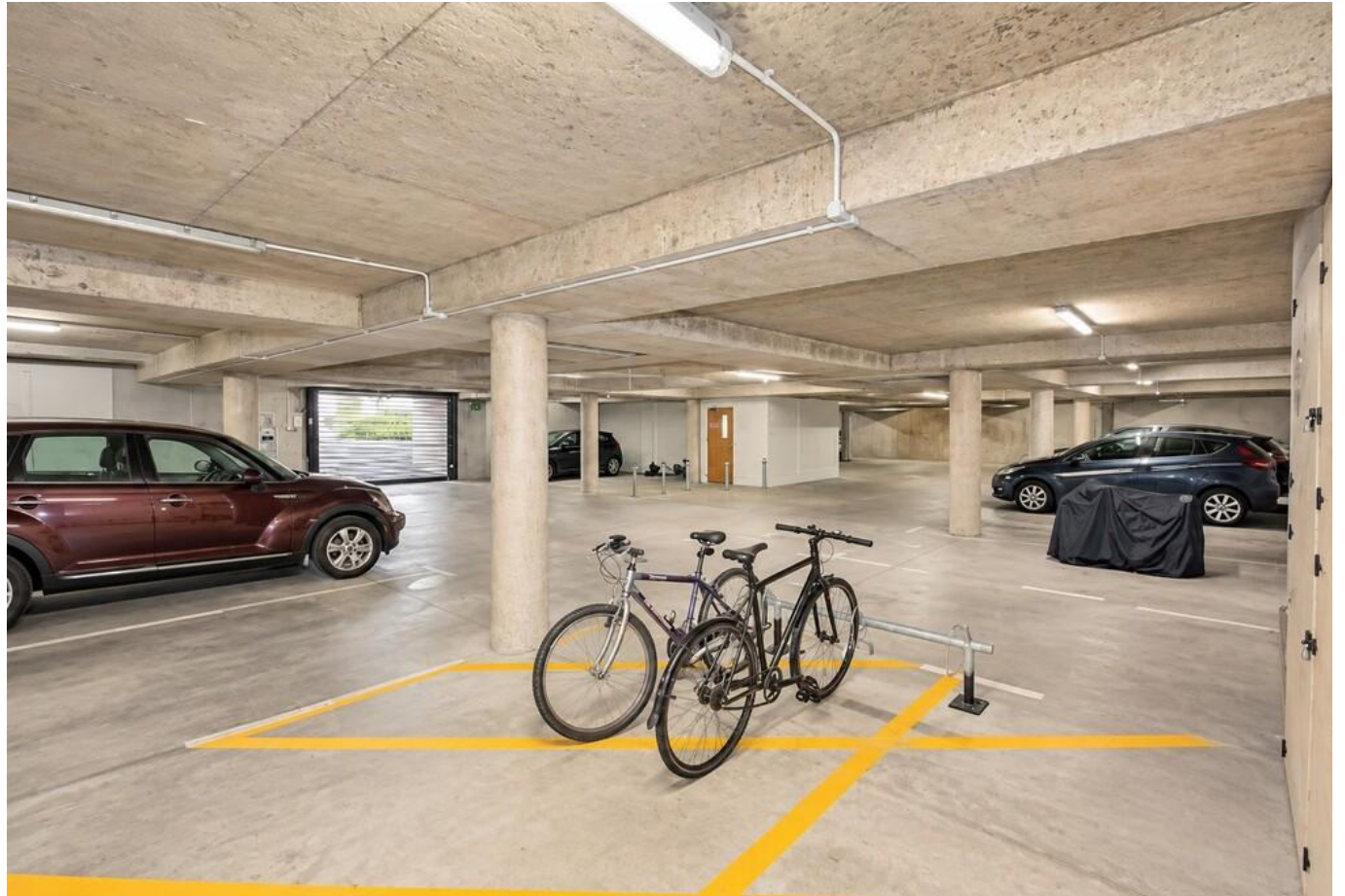
Indicative Gross Yield at £175,000: 6.86%

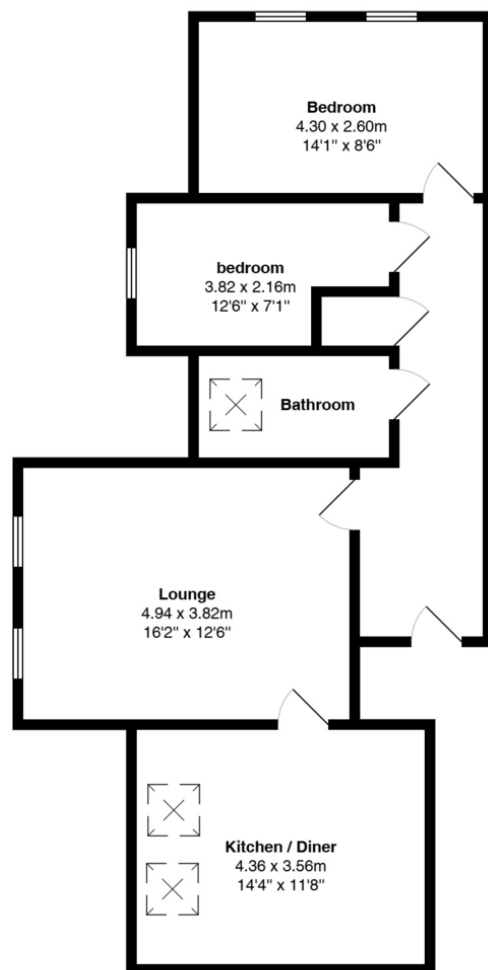
Tenure: Leasehold – approximately 114 years remaining

Service Charge: approximately £1,465.90 PA

Ground Rent: £125 PA







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.