



Franklin Road, Dorset, DT4 0JW

Asking Price Of £139,900 Share of Freehold


MARTIN&CO

- BUY-TO-LET INVESTMENT – TENANT IN SITU
- SHARE OF FREEHOLD
- 953 YEARS REMAINING ON LEASE
- NO RESTRICTIONS
- Established rental property
- Two-bedroom first-floor apartment
- Allocated off-road parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TENANTED INVESTMENT | SHARE OF FREEHOLD |
953-YEAR LEASE | NO RESTRICTIONS

An excellent opportunity to acquire an established two-bedroom rental investment with a tenant already in situ.

The property particularly stands out from an investment perspective thanks to its share of freehold, approximately 953 years remaining on the lease and no restrictions, together with the added benefits of allocated off-road parking and its own private entrance.

Situated on the first floor and accessed via its own entrance, the accommodation comprises an open-plan lounge/kitchen, two bedrooms and a shower room.

The property is being sold with the existing tenant in situ, providing an incoming landlord with an established investment from completion and avoiding the need to purchase vacant accommodation and then source a tenant.

With two bedrooms, parking, a private entrance and exceptionally long remaining lease, the property could make an attractive addition to an existing portfolio or a first buy-to-let purchase.

LOUNGE 14' x 8' 7" (4.27m x 2.62m)

KITCHEN 7' 4" x 5' 11" (2.24m x 1.8m)

BEDROOM 13' 11" x 9' 5" (4.24m x 2.87m) Irregular Shaped Room

BEDROOM 13' 10" x 8' 5" (4.22m x 2.57m) Irregular Shaped Room

LEASE INFORMATION Tenure

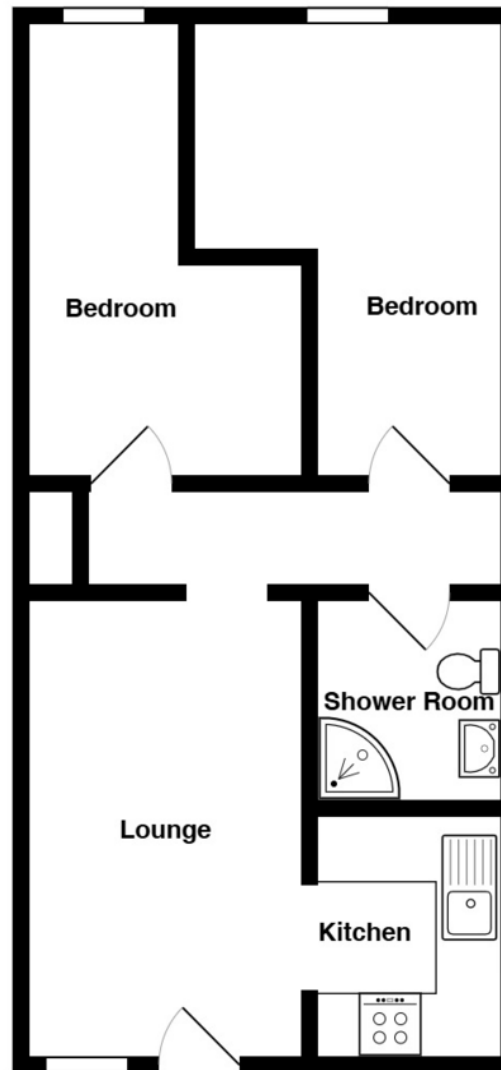
Share of Freehold. Approximately 953 years remaining on the lease. No restrictions.

Further information regarding the existing tenancy and rental income is available from the selling agent.

Viewing is highly recommended for landlords and investment buyers.







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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.