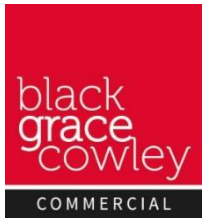


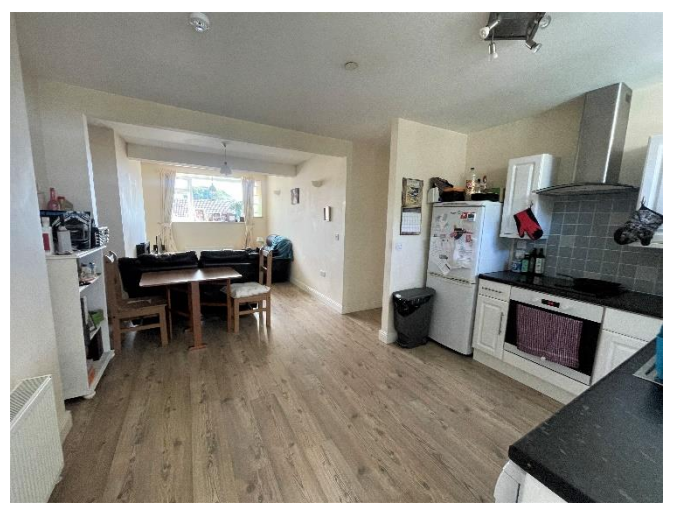
INVESTMENT FOR SALE

BLOCK OF 3 FLATS - FULLY LET - £379,500



ANNUAL RENTAL INCOME - £25,200 per annum – Long-standing Tenants in Situ.

3 LAURESTON VIEW, DOUGLAS



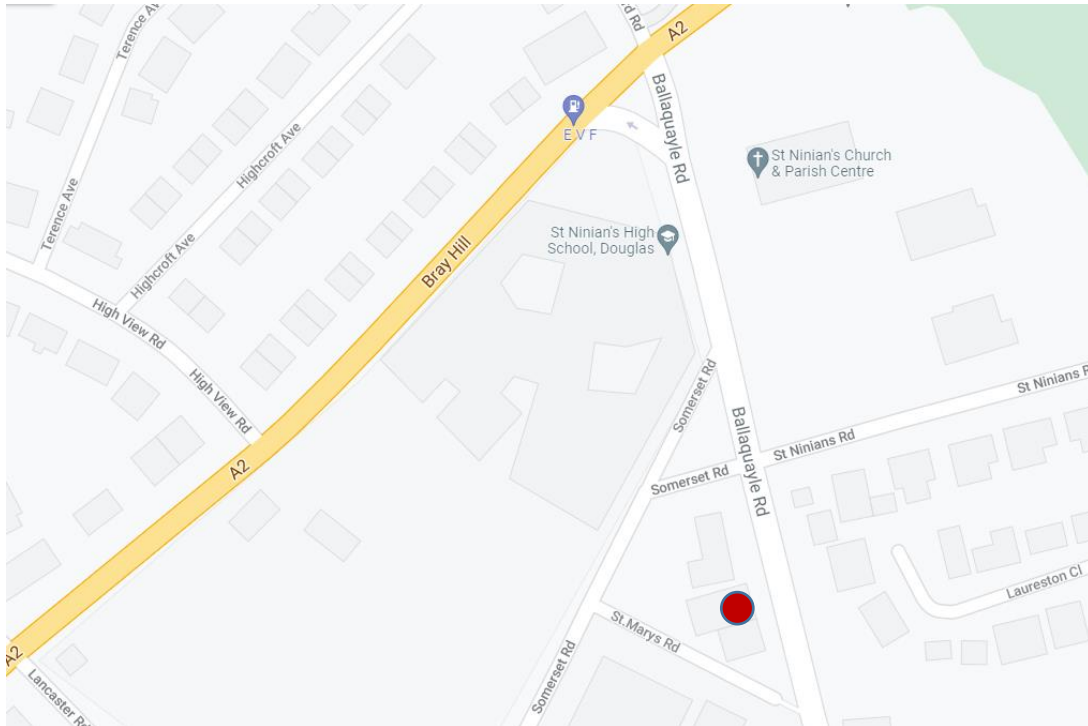
DESCRIPTION

A fabulous opportunity to purchase this immaculate, fully let block of three flats situated in an excellent location in Douglas - within walking distance of Douglas Promenade, Prospect Terrace shops and eateries, and bus routes. There are 3 x 1 bed flats, each has GFCH, hot water combi boilers and are separately metered for electric - the property also benefits from a sprinkler system. Each flat has a modern kitchen and a modern bathroom. The building is fully double glazed. The ground floor flat benefits from a garage and each flat has a utility room.

Over/...

LOCATION

Travelling up Broadway from The Promenade, go through the traffic lights at the junction with Victoria Road and continue up towards St Ninian's High School along Ballaquayle Road. The property can be found on the left hand side just before the turning onto Somerset Road.



ACCOMMODATION

First Floor - Flat 1 – LET @ £750 pcm (from May 20 24 months – Tenant in situ for circa 7 years).

Comprising Utility Room, Kitchen/Diner, Shower Room, Lounge, 1 x Double Bedroom.,

Flat 3 – LET @ £675 pcm (from Nov 20 – Tenant in situ for circa 3 years).

12 months rolling from September 2020.

Open plan lounge/kitchen diner, 1 Double Bedroom, Bathroom.

Ground Floor Flat 2 – LET @ £675 pcm – (from May 21 for 12 months – Tenant in situ for circa 10 years).

Lounge, Kitchen/Diner, 1 x Double Bedroom., Utility Room, Small Outside Yard, door into Garage,

OUTSIDE

Rear access to the garage, and all of the apartments. Stairs to laundry Room for Flat 3.

SERVICES

The property is fully electric. We understand that each flat is separately metered – meters situated in hall.

VIEWING

Further details and viewing arrangements **strictly** by appointment through the Sole Agents, **Black Grace Cowley**.



Sharon Gelling
Commercial Department
01624 645553
sharon@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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