

72 Palmerston Road, Peterborough, PE2 9DG

£385,000

- 5 Bed 5 Ensuite HMO With License For 6 People
- Includes 3 Kitchenettes
- Managing Agent In Situ
- Newly Renovated
- Gross Income £44,820.00 PA
- Gross Yield 11.64%
- 2% Plus Vat Buyer's Fee

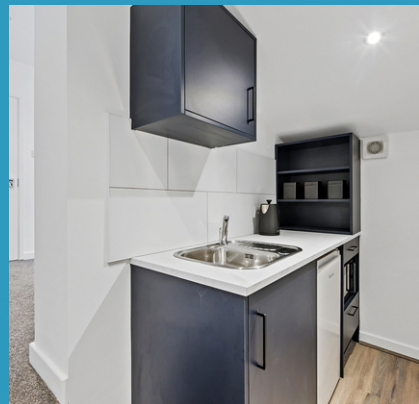
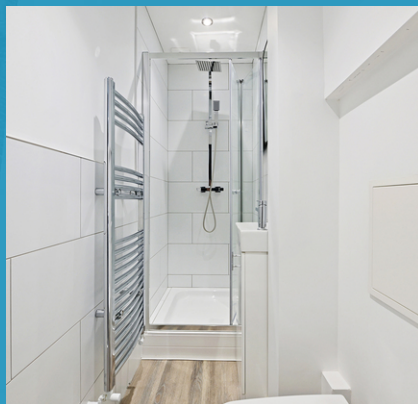
Property Overview

Introducing a fantastic opportunity to purchase this 5 bed, 5 ensuite HMO in Peterborough. Licensed for 6 people (one of the rooms can be used as a couples room) and newly occupied, the property has undergone an extensive refurbishment. Having been taken completely back to brick, the property has had full wall insulation and ground insulation added which improves energy efficiency and keeps bills down, as well as providing a freshly modernised, bright and spacious place for tenants to call home.

Features include a fully fitted kitchen and dining space, 5 ensuite bedrooms, 3 of which include kitchenettes with an additional garden space, offering further communal space for it's tenants.

The property is located in a sought-after area of Peterborough close to the IKEA distribution centre, Amazon distribution and a new university with 12,500 students. Centrally located, the nearest supermarket is a 5 minute walk away and is surrounded by a good choice of shops, cafes, restaurants and leisure facilities. With good road connections, the area provides easy access to surrounding regions and major cities, offering a wider range of employment opportunities. The area hosts a large amount of open natural spaces, offering great recreational options for tenants nearby.

Well connected, Peterborough is a key stop on the East Coast Main Line, offering direct services to major cities such as London, Edinburgh, Leeds, York, and Newcastle, as well as the A1(M), providing a direct route to London to the south and to the north of England. Peterborough remains one of the fastest growing cities in England. It has a diverse economy, ranging from innovative small business to large global headquarters; and it's currently undergoing a £600m regeneration. There's been 50% business growth and wage increases of 23%. The city is bursting with potential and becoming a vibrant and thriving hotspot.



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Income

Room 1 - £780 / Room 2 - £595 / Room 3 - £750 /

Room 4 - £895 / Room 5 - £715

Total; £3,735.00 PCM / £44,820.00 PA

Total Income: £44,820.00 pa
Gross Yield: 11.64%

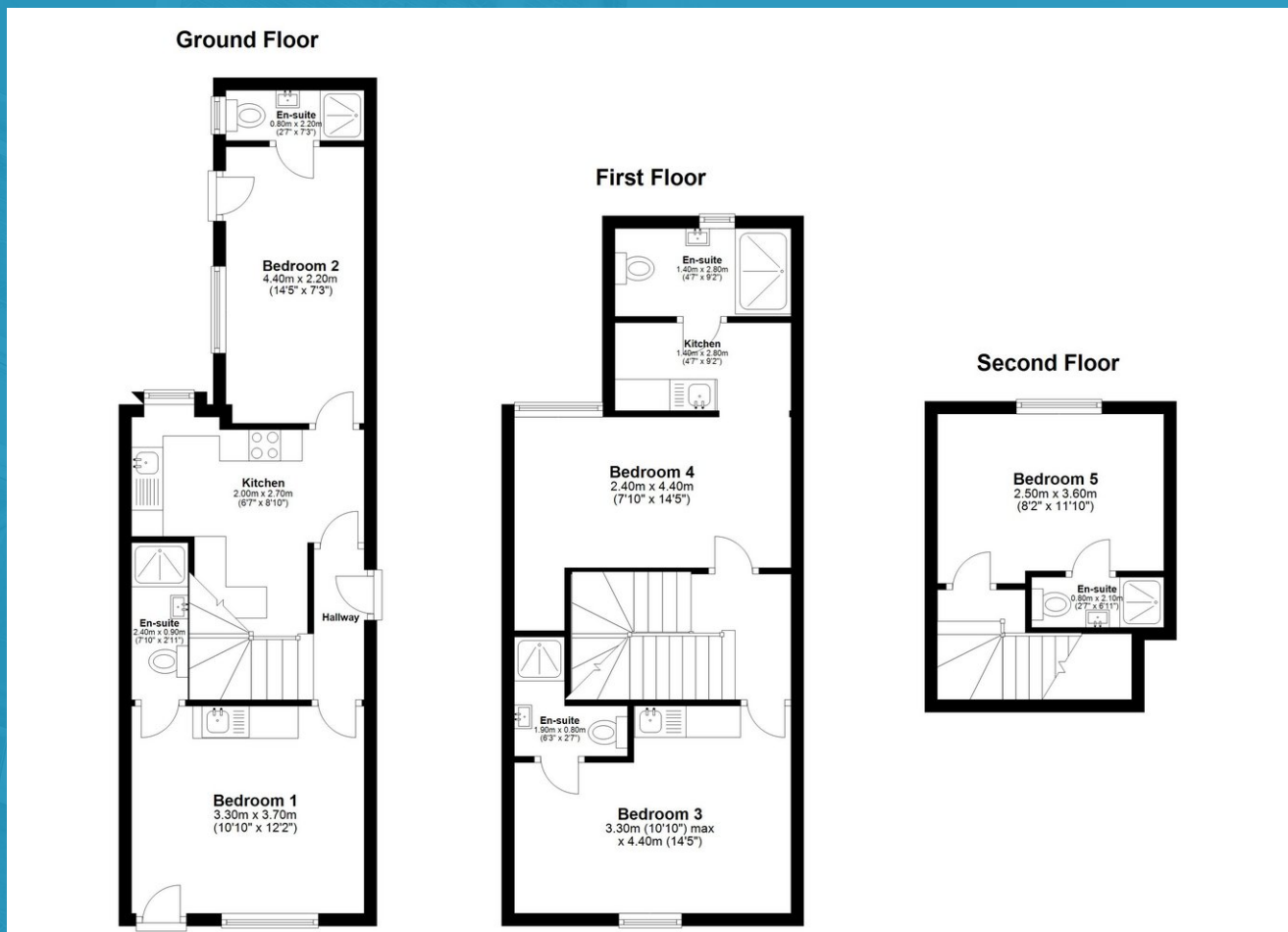
Expenditure;

Gas - £133 / Electric - £112 / Water - £13 / Council Tax - £138 /

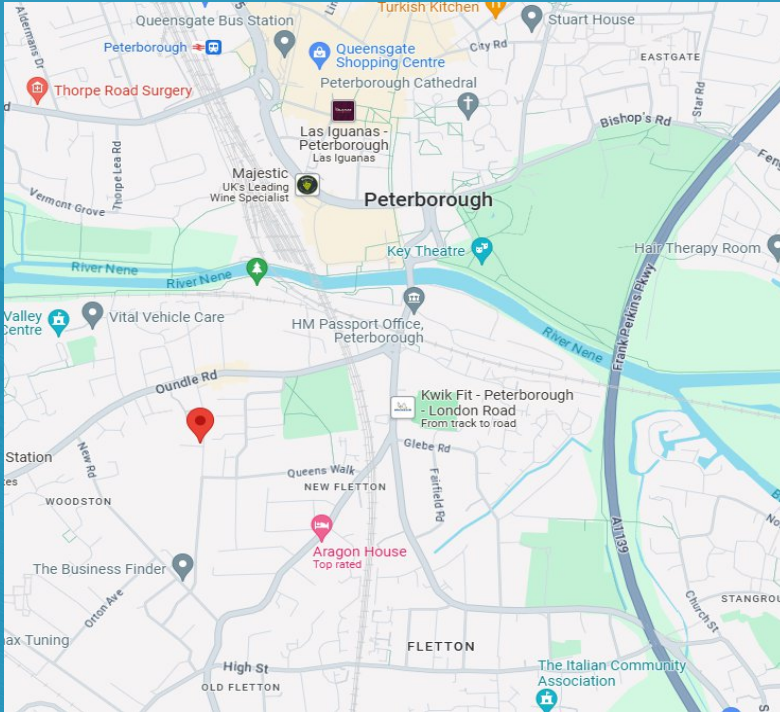
Cleaner - £33 / Broadband - £20 / Management - £537.84

Total; £986.84 PCM / £11,842.08 PA

Floorplan



Location



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Buyer's fee

2% + VAT

Contact us

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These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.