

Infinity House, Shelton Old Road, Stoke-on-Trent, ST4 7RX

**PREMIUM
LISTING**

£1,150,000

- 18 Bed, All Ensuite, Student HMO
- Total Annualised Income £115,180.00
- Fully Occupied
- Occupancy rates of 90%
- Split Across 4 Floors
- Gross Yield 10.02%
- Buyer's Fee Applies



Property Overview

Introducing a fantastic opportunity to purchase this 18 bed, all ensuite HMO in the heart of Stoke-on-Trent's student centre. Split across 4 floors, this property offers an excellent opportunity to enter into a thriving student zone with great occupancy rates and a strong tenant demand moving forward.

The property consists of the basement with a communal area, bin store and general storage. The ground floor, first floor and second floor all contain 6 ensuite bedrooms and a kitchen. The building has a dedicated student warden who lives in the building to make sure all tenants have a comfortable stay. The property has a smart heating system that reduces wastage. Rooms are only heated up when occupied.

Staffordshire University is located just 7 minutes walk away, making this an attractive place for students to call home. Staffordshire University is the leading university for Esports and Infinity House has been specified, branded and marketed for this collective. Stoke-on-Trent's great demographic location provides economic stability and is seen as an investment destination. The presence of the university provides a constant demand for quality housing, offering great investment returns. The city is renowned for great affordability, making it popular for both UK and international students. Stoke on Trent is easily accessible for national transport links, making this a favourable destination to study.

Videos available on request.

enquiries@investinhmos.co.uk

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Income

Total Annualised Income: £115,180.00
Gross Yield: 10.02%

Weekly Rates:

Ground Floor;

Room 1 £120.00 / Room 2 £130.00 / Room 3 £115.00 /

Room 4 £120.00 / Room 5 £135.00 / Room 6 £125.00

First Floor;

Room 7 £120.00 / Room 8 £120.00 / Room 9 £130.00 /

Room 10 £125.00 / Room 11 £140.00 4ft/ Room 12 £115.00

Second Floor:

Room 13 £130.00 / Room 14 £125.00 / Room 15 £120.00 /

Room 16 £120.00 / Room 17 £130.00 / Room 18 £120.00

Expenditure;

Gas £624.45 / Electric - £550.89 / Water - £187.62 /

Cleaner - £432.78 / Broadband - £60 / Management - £1,151.80

Total; £3,007.54 PCM / £36,090.52 PA

During the summer months, some tenants vacate in August for summer maintenance, but those who relet/stay over this period are offered a reduced 1/2 price weekly rent due to disturbances for maintenance, entry etc.

Floorplan



Lower Ground Floor



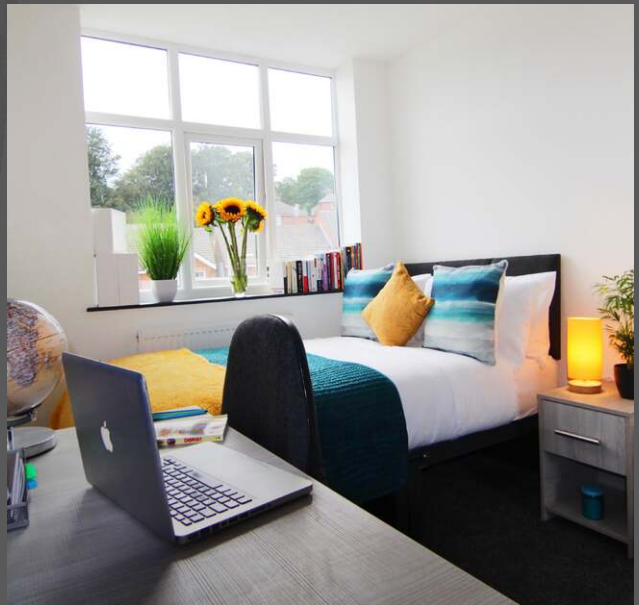
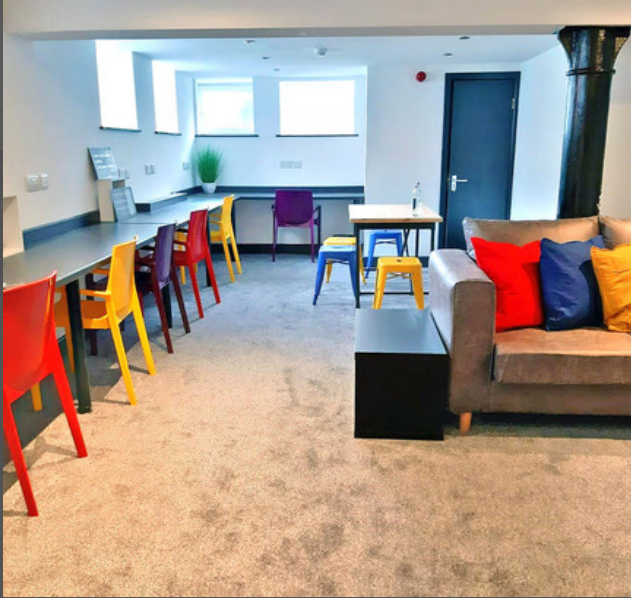
Ground Floor



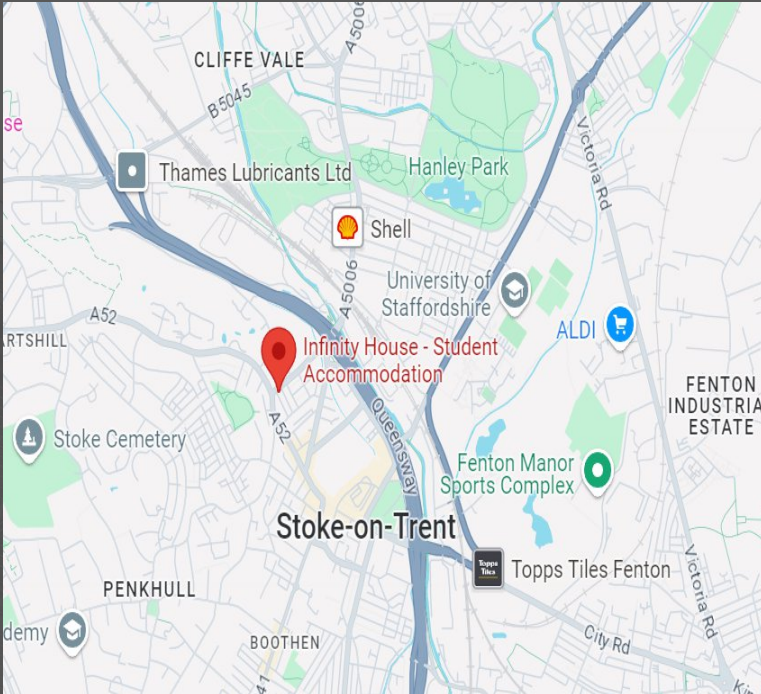
First Floor



Second Floor



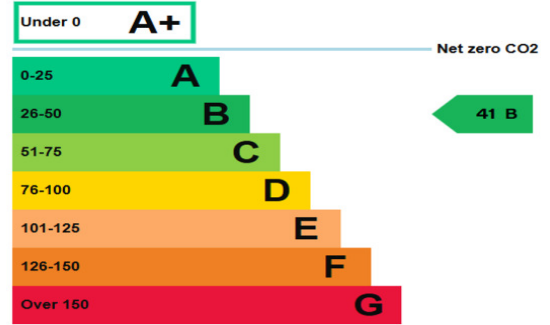
Location



EPC

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions.



Buyer's Fee Applies

Contact us

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**Whitby Court, Abbey Road, Shepley,
Huddersfield, HD8 8EL**

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.