



**Queens Road, Portland, DT5 1AH**

**£398,000**

**Freehold**

  
**MARTIN&CO**

## £398,000

- Freehold investment property split into five flats
- Good, popular location, adjacent to the park
- Some sea views, close to Chesil beach and sailing academy
- Property in good condition, well maintained and communs recently refurbished
- Fully let, good tenants, no arrears, consistent income
- Lets readily when there is a vacancy
- Attractive yield
- Opportunity to create additional accommodation



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**INVESTMENT OPPORTUNITY** A rare opportunity has arisen to acquire this substantial Victorian property overlooking the splendid Victoria Gardens which are made up of grassed and formal bedding areas with a large rockery running along its centre, as well as a recently planted woodland area, play area, tennis courts and bowling green. The property which also boasts views of the sea and Chesil Beach is a short stroll from the coast, the National Sailing Academy and local amenities.

This spacious freehold property is currently arranged as five apartments most of which have undergone recent refurbishment could also be developed/extended further to make additional accommodation subject to the relevant planning consents.

With well presented communal areas that have recently been refurbished the property consists of the following accommodation:-

Flat 1 - 73sqm - Ground Floor. Two Bedrooms. Access to Garden.

Flat 2 - 18sqm - First Floor. Studio Flat.

Flat 3 - 45sqm - First Floor. One Bedroom Flat.

Flat 4 - 19sqm - Second Floor. Studio Flat.

Flat 5 - 40sqm - Second Floor. One Bedroom Floor



The apartments are currently achieving the following rents

Flat 1 - £800 pcm

Flat 2 - £450 pcm

Flat 3 - £640 pcm

Flat 4 - £465 pcm

Flat 5 - £600 pcm

Total Income £2955 pcm











## Martin & Co Weymouth

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