



Francis Stuart

HMOs • Lettings • Investments

Arundel Crescent, Plymouth, PL1 5DY

£250,000

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Francis Stuart are pleased to offer this substantial multi-unit investment on Arundel Crescent, comprising two spacious self-contained maisonettes, currently let to professional families and producing a combined income of £18,600 per annum. For an investor looking for a largely turnkey investment with established tenants, income from day one, rental growth potential and more than one longer-term exit strategy, this represents a strong opportunity at £250,000.

The property is being sold as one complete investment, comprising two separate leasehold flats with the freehold included in the sale at no additional cost.

Rental Growth & Investment Strategy

With established long-term tenants already in occupation, this is an investment we would see primarily as a hold-and-income opportunity, rather than one requiring immediate refurbishment or tenant changes.

Our suggested approach would be to retain the existing tenancies, benefit from the income from day one and review rents appropriately over time in line with market values and the requirements of the Renters' Rights Act 2025.

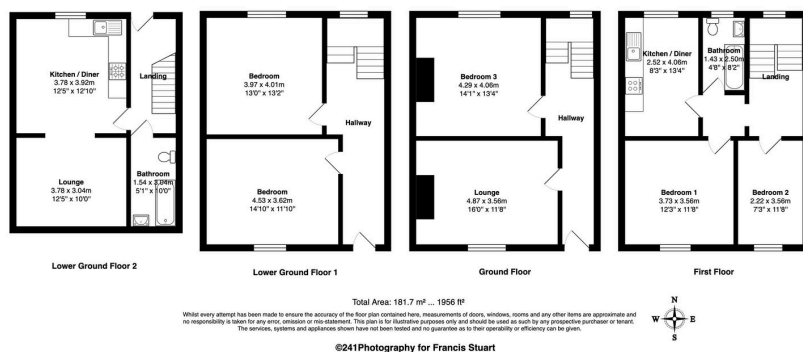
The current income is £18,600 per annum, with scope for this to grow over time as rents are reviewed.

For comparison in today's market the expected rent would be a £1,100 - £1200 pcm per maisonette, the combined income would be approximately £26,400-28,800 per annum, giving a gross yield of around 10.6% - 11.5%

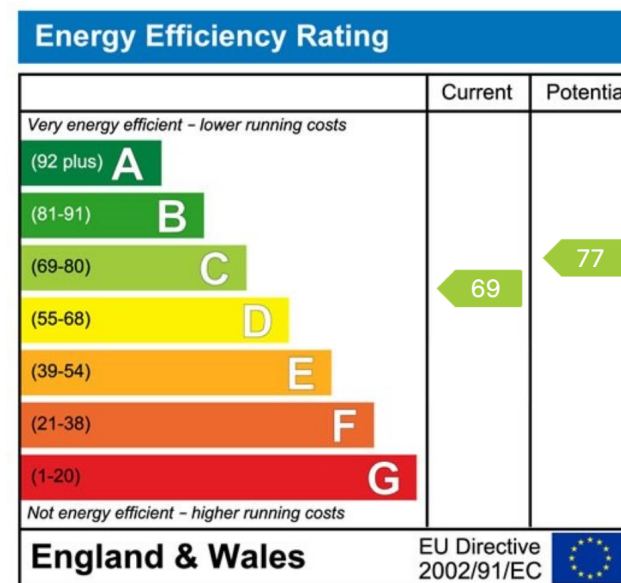
Arundel Crescent presents as a largely turnkey investment, with both maisonettes already occupied by established tenants and income in place from day one.

From our inspection, there are no obvious immediate works required, aside from a small area of blown render which the seller is currently





- Two self-contained maisonettes
- Both currently let via House to Homes
- Potential future income circa £26,400–£28,800
- Separate leasehold titles Freehold transferred with the sale
- Estimated combined vacant value circa £270,000 if sold separately EICR and gas safety documentation awaited
- Current income £1,550 pcm / £18,600 pa Current gross yield approx. 7.4%
- Scope for strong rental growth
- Both EPC Rates C
- Approx. 1,956 sq ft
- £270,000 if sold separately



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