



## Tewkesbury Street, Cardiff, CF24 4QS

### Guide Price £330,000

A fantastic investment opportunity - this property has been divided into two 2 bedroom apartments, offering a seamless and hassle-free income-generating proposition. Perfectly suited for the savvy buyer looking to venture into the world of buy-to-let investments.

The flats have been well maintained and are up to date with current regulations.

For the next academic year the flats will be rented for £1000pcm, the annual income will increase to £24,000 (7% projected yield 2024/25). With a steady stream of rental income already in place, this property is a reliable investment choice for those seeking a lucrative addition to their portfolio.

Offered with No Onward Chain.

Take advantage of this unique opportunity to secure a property that practically manages itself, and enjoy the peace of mind that comes with an already established rental income.

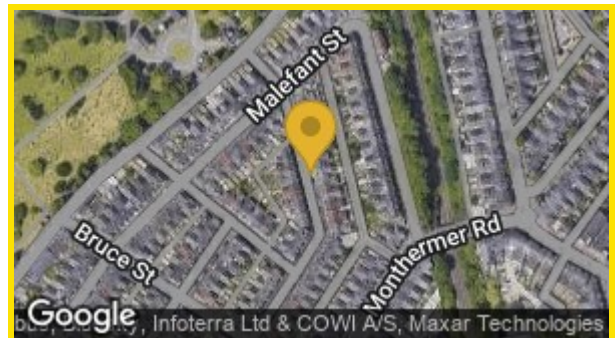
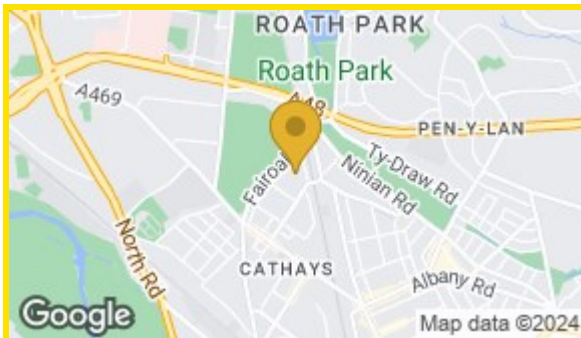
Get in touch to arrange a viewing today!

# KEY LET

SALES & LETTINGS



Energy Efficiency Rating	
Current	Target
82-91 kWh/kWh <b>A</b>	74
69-81 kWh/kWh <b>B</b>	
55-68 kWh/kWh <b>C</b>	
48-54 kWh/kWh <b>D</b>	
39-47 kWh/kWh <b>E</b>	
31-38 kWh/kWh <b>F</b>	
13-30 kWh/kWh <b>G</b>	
<small>Best energy efficient - lower running costs</small> <small>Worst energy efficient - higher running costs</small>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target
101-120 g/kWh <b>A</b>	62
91-100 g/kWh <b>B</b>	
81-90 g/kWh <b>C</b>	
71-80 g/kWh <b>D</b>	
61-70 g/kWh <b>E</b>	
51-60 g/kWh <b>F</b>	
41-50 g/kWh <b>G</b>	
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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