



It's who
you move
with.

Farrier Street, Worcester, WR1 3BJ

£550,000

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Summary:

Court Mews is a purpose built student investment property located in Farrier Street. This property offers modern fixture and fittings alongside being well presented throughout. The property sits next to the railway arches which has new business, such as Method Coffee, Archworks and Axe Junkies to name a few. An upcoming and thriving spot. The property as a whole is made up of six terrace units with a total of 48 en-suite rooms. 2 Court Mews is a purpose built private student halls creating one of the six units with a total of eight en-suite rooms. There are two units up for sale with an option to buy 1 Court Mews for anyone looking to add several properties to their portfolio. Being just a short throw away from Foregate Train Station, The Hive Library and Worcester City Campus as well as all the bars, restaurants and shopping facilities that the town has to offer, this makes the perfect spot for students to reside.

Description:

This property is split over three floors, with the ground floor comprising; hallway with storage cupboard and stairs to first floor. Two double en-suite bedrooms. Open plan kitchen/dining/living area with the kitchen area offering base and eye level units with roll top work surfaces and breakfast bar. Built in appliances to include; two extractor fans, two hobs and double oven. Space for fridge/freezer and plumbing for washing machine. To the first floor are four further double en-suite rooms. To the second floor are two double en-suite rooms.

The en-suite shower rooms offer white piece suites and half tiled walls and heated towel rails.

The rooms come with built in furniture. The property benefits from gas central heating and double glazing.

Agents notes -

September 24

Rents looking to achieve CM1 and CM2 £4870.64 pcm 11months £53577.04 gross yield 9.74%. Some rooms already filed for September at these prices.



Farrier Street, Worcester



Second Floor
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Student Investment Property
- No Onward Chain
- Eight En-Suite Double Rooms
- Communal Kitchen/Diner/ Lounge
- Current Rental Income £4605.28pcm/£50658.08
- Current Yield When Fully Let £9.21%
- 2024 £4870.64 PCM/ 11months £53577.04 Gross Yield 9.74%



Energy performance certificate (EPC)

1-5 Court Meads 8 Farrier Street WORCESTER WR1 3JL	Energy rating C	Valid until: 24 July 2028 Certificate number: 8550-0236-1449-1323-3000
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Property type: Residential spaces
Total floor area: 1,269 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is C.

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 are likely to be.

For more information on this house or to arrange a viewing please call the office on:

01905 958 290

Alternatively, you can scan the QR to view all of the details of this property online.

