Watermans

Watermans
193 Bath Street, Glasgow, G2 4HU
www.watermans.co.uk



3-29, St. Andrews Court 21 St. Andrews Street Glasgow, G1 5PB

1 1 1

Please contact us for more information:

0141 483 8325
westcoast@watermans.co.uk





Communal Cinema room

Property Summary

An excellent opportunity for both investors seeking an attractive rental investment or university students looking for conveniently located accommodation.

This third-floor studio apartment forms part of sought-after student accommodation ideally situated in the heart of the city. Within walking distance of Glasgow's universities, shops, restaurants, cafés, entertainment venues and it also boasts excellent transport links, including several train stations.

Features

- Student let investment for cash buyers only
- Third-floor studio flat within St Andrews Court in Glasgow
- Studio area with bedroom/living and study area/kitchen
- En-suite shower room
- Communal facilities including a laundry, a gym, & a cinema room

Investment highlights

- Hugely popular destination for students and investors
- Freehold property investment (no annual rent charges)
- Higher than average rental yields
- Within walking distance of all Glasgow universities
- Excellent communal facilities to attract students
- Leading student management company in place
- Fully tenanted every year since refurbishment
- Full time caretaker, CCTV, and key card access to create a safe environment

A shared entrance and stairwell (or a lift) leads to the flat's front door, where you are welcomed directly into the open-plan living space. Provision is made here for both bedroom and lounge furniture, as well as a study area if desired, and fitted to one wall are wall and base cabinets, with an integrated oven, hob, and extractor hood, with space for a microwave and an undercounter fridge. An en-suite shower room comprises a corner shower cubicle, a wall-mounted basin, and a WC.

The development's fantastic shared facilities include an on-site gym, a cinema room, and laundry facilities.

This is a student investment and suitable for cash buyers only. Please contact today to avoid disappointment; this is a great addition to any investor portfolio!

Offering an excellent investment opportunity for cash buyers, this third-floor flat forms part of sought-after student accommodation within a converted sheriff's courthouse boasting an excellent central location in the city, within walking distance of the universities





“Third-floor studio flat includes studio area with bedroom/ living and study area/kitchen”



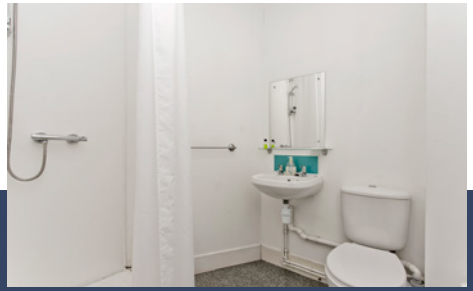




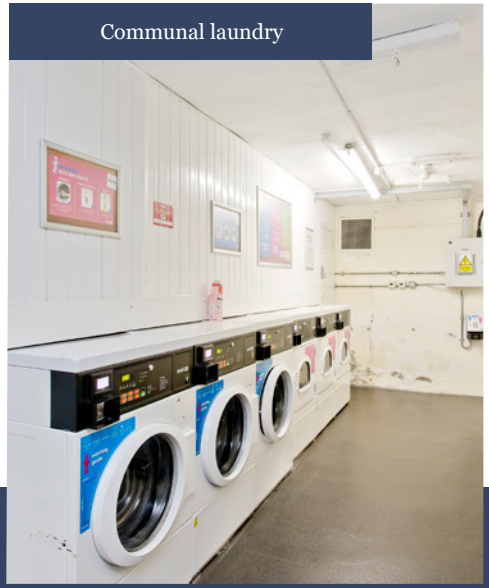




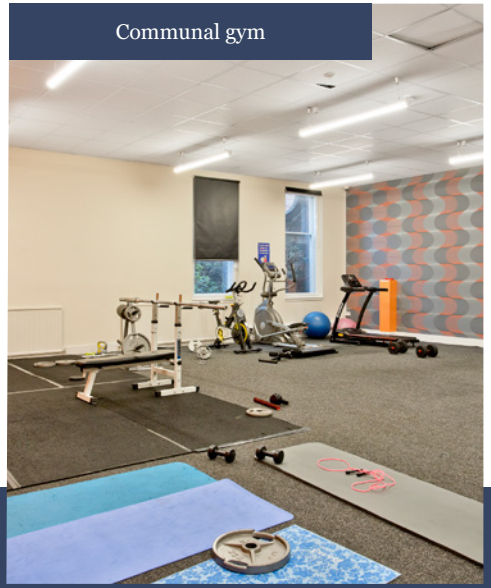




Communal laundry



Communal gym



Financial breakdown:

Gross rent: £170 Per Week. Rolling contract, where 28-day notice is required. Service charge: £376 – Average monthly payment (Includes management fee). Management fee – 11% + VAT (Xenia Lettings Ltd).

Student units in Scotland are typically within high demand from investors, this is due to the fact that a large proportion of students do not pay tuition fees and as such, there is likely to be considerable rental demand for the units when available. This property is also freehold.

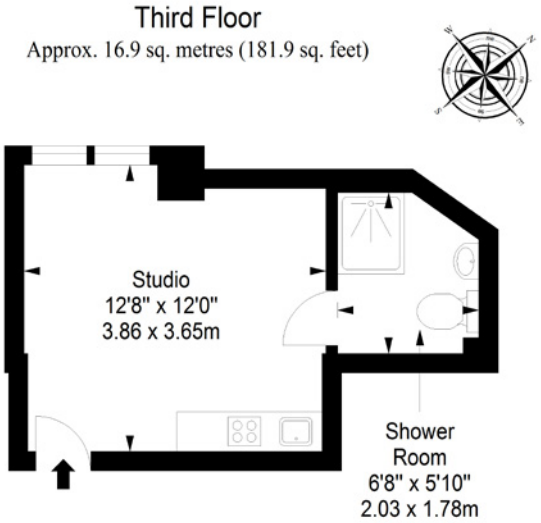




The Area

This development is right in the heart of Glasgow and is conveniently located for access to the City Centre, the Merchant City, Financial District and West End amenities including Glasgow University, Botanic Gardens and Kelvingrove Park & Art Galleries. The City Centre and the Merchant City offers a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants. The property is in close proximity to Strathclyde & Caledonian Universities, the Glasgow School of Art, The Royal Conservatoire of Scotland, SECC, Clyde Auditorium and various health and fitness clubs. The area benefits from frequent public transport with easy access to Central and Queen Street Train Stations, Cowcaddens and Buchanan Street subway stations.

Floorplan



Total area: approx. 16.9 sq. metres (181.9 sq. feet)

Council Tax band - A

Watermans

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5–10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

espc rightmove Zoopla.co.uk

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