



Connells

Bentley Road
Willesborough Ashford



Property Description

Both flats are currently let to long-standing tenants and generate a rental income of £1,100 per calendar month each, providing an immediate combined income of £2,200 PCM. Each apartment benefits from its own private garden and allocated parking space on the driveway, making them highly desirable rental properties.

In addition to the residential accommodation, the property includes a substantial workshop which is currently rented separately, producing a further income of £150 PCM. There is also a detached outbuilding which offers exciting potential for conversion into an annex, home office, holiday let, or additional accommodation, subject to the necessary planning permissions and consents.

This versatile investment provides multiple income streams and further development potential, making it an attractive proposition for both seasoned and first-time investors alike.

Agents Note

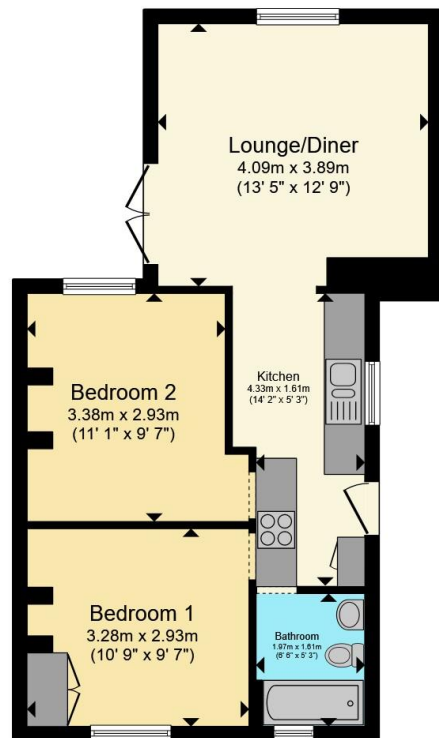
The vendor is selling the Freehold title which contains two flats the flats are not registered with land registry. Please make enquires with the branch and seek guidance in respect of any lending requirements and take guidance from your conveyancer for this type of purchase to ensure it meets your needs and timeframes involved. The advertised EPC ratings and Council Tax Bands is associated to each flat.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

We have been unable to verify either planning permission or building regulation certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek

guidance from your conveyancer.





Total floor area 47.8 m² (515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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77 High Street
ASHFORD TN24 8SF

EPC Rating: C Council Tax
Band: A

view this property online connells.co.uk/Property/ASH409073

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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