



BLAKE & THICKBROOM



FLAT 1-4, 22 WELLESLEY ROAD,  
CLACTON-ON-SEA, ESSEX, CO15 3PP  
£410,000 (Asking Price)

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk  
<https://www.blake-thickbroom.co.uk>

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this investment opportunity comprising of a substantial semi-detached house currently converted into four flats, consisting of (3 x one bedroom flats) & (1 x two bedroom split level flat ). The Property is to be sold with Tenants in situ with a current annual rent of £30,000 (7.3% Gross yield on asking price ) In our opinion if the current rents were reviewed the property could potentially produce an increased annual rent of £32,400 (7.9% Gross yield on asking price). The property benefits from communal parking and is conveniently located within walking distance of Clacton's town centre, seafront and mainline railway station.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Station Road, turning left into Carnarvon Road. At the mini roundabout take the first left into Wellesley Road. Proceed along Wellesley Road and the property can be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* 3 x 1 BEDROOM FLATS \* 1 x TWO BEDROOM SPLIT LEVEL FLAT \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* COMMUNAL PARKING & GARDENS \*

\* PRODUCING £30,000 PER ANNUM WITH POTENTIAL RENTAL INCOME OF  
£32,400 \*

\* INVESTMENT OPPORTUNITY CURRENTLY RETURNING 7.3% \* ALL TENANTS  
ARE UNDER ASSURED SHORTHOLD TENANCY AGREEMENTS \*

\*SOLE AGENTS\*

**COMMUNAL ENTRANCE:**

Communal entrance door affording access to ground floor flat and 2 x first floor flats. Access to the side leading to additional ground floor flat.

**FLAT ONE GROUND FLOOR APARTMENT:**

Entrance door to kitchen/living/diner. Further door to lobby with access to bedroom and bathroom. Current Rent £600.00 pcm. Potential Rental Value after Review £700.00pcm 48 Sqm EPC D

**FLAT TWO GROUND FLOOR APARTMENT:**

Entrance door to lounge. Further access to kitchen, bedroom and bathroom. Current Rent £650.00pcm. Potential Rental Value after Review £650.00pcm 32 Sqm EPC: D

**FLAT THREE ONE BEDROOM FIRST FLOOR APARTMENT:**

Entrance door to living/kitchen/diner. Further access to bedroom and bathroom. Current Rent £550.00 pcm . Potential Rental Value after Review £575.00 pcm 27 Sqm EPC: D

**FLAT FOUR TWO BEDROOM SECOND FLOOR SPLIT LEVEL APARTMENT:**

Entrance door to entrance hall. Further doors to bedroom and living/kitchen/diner. Stairs to first floor with access to further bedroom and bathroom. Current Rent £700pcm. Potential Rental Value after Review £775.00pcm 54 Sqm

**OUTSIDE:**

The property has communal off road parking to the front. Pedestrian access to the right hand side to the communal gardens.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: Flats 1, 2, 3 & 4 Band A. EPC: (Flat 1 - D) (Flat 2 - D) (Flat 3 - D) (Flat 4 - E, It has expired but renewal is in hand)

Services connected

Electricity - Yes

Gas- Yes

Water- Yes

Sewerage Type- Mains

Telephone and Broadband coverage- Unknown

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

Non standard property features to note- Yes

The property underwent conversion from 5 flats into 4 flats planning no: 03/01574/ful

