



BLAKE & THICKBROOM



**(3)KEY ROAD,
CLACTON-ON-SEA, ESSEX, CO15 3DA
£225,000 (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 Older style Terraced house , currently converted to provide an excellent investment opportunity ,comprising of (1 bedroom ground floor flat) & (2 bedroom first floor flat) . The property is to be sold with Tenants in situ with a current annual rent of £15,900 (7% Gross yield on asking price) In our opinion if the current rents were reviewed the property could potentially produce an increased annual rent of £17,700 (7.9% Gross yield on asking price) The property occupies an established location , on the outskirts of Clacton's town centre and is within walking distance of the mainline railway station offering excellent links to London Liverpool Street.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, straight across the mini roundabout into Old Road. Second turning left into Key Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* 1 X ONE BEDROOM GROUND FLOOR APARTMENT *

* 1 X TWO BEDROOM FIRST FLOOR APARTMENT *

* GAS HEATING * DOUBLE GLAZING *

* CURRENTLY PRODUCING £15,900 PER ANNUM * CURRENTLY PRODUCING A RETURN OF 7% ON THE ASKING PRICE

* ALL TENANTS UNDER ASSURED SHORTHOLD TENANCY AGREEMENTS * SOLE AGENTS *

COMMUNAL ENTRANCE:

Communal entrance door to ground and first floor.

FLAT 1 ONE BEDROOM GROUND FLOOR FLAT:

Entrance door to lounge. Access to bedroom. Further access from the lounge to kitchen with hallway access leading to bathroom. Current Rent £650 pcm. Potential Rental Value after review £725.00 pcm 44 Sqm EPC : D

FLAT 2 TWO BEDROOM FIRST FLOOR FLAT:

Current Rent £675.00 pcm. Potential Rental Value after review £750.00 pcm 44 Sqm EPC: D

OUTSIDE:

To the front of the property pathway access leading to communal entrance door. The property is enclosed by low level brick wall to front and left and picket fence to the right. The ground floor has access to a garden area. The first floor has it owns private garden area accessed via Key Road

AGENTS NOTES:

Material information for this property.

Tenure is Freehold. Council Tax Band: (Flat 1 - A) (Flat 2 - A).. EPC: (Flat 1 - D) (Flat 2 -D)

Services connected

Electricity - Yes

Gas- Yes

Water- Yes

Sewerage type - Mains

Telephone and Broadband coverage - Unknown

Prospective purchaser should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - None

Non standard property features to note - None

