

## Investment Opportunity

### Wandle Mill, Mill Street, Iden Green, Cranbrook TN17 4HL



### **A FREEHOLD RESIDENTIAL INVESTMENT**

An opportunity to purchase this Grade II Listed Water Mill, which is converted into four flats - each let on an Assured Shorthold Tenancy, together with a parcel of land measuring approx. 3.5 acres.

**Flat 1**

3 bedroom ground floor flat

Currently let at £900.00 pcm

**Flat 2**

3 bedroom first floor flat

Currently let at £900.00 pcm

**Flat 3**

3 bedroom second floor flat

Currently let at £900.00 pcm

**Flat 4**

3 bedroom top floor flat

Currently let at £900.00 pcm

**Total Annual Income is currently £43,200**

**Offers in Excess of £800,000 Freehold**

### Flat 1

Floor	Living Room	Kitchen	Bedrooms	Bath/Shower Rooms	Outside	Current £pcm
Ground	1	1	3	2 (1 en suite)	Private Courtyard Parking & Communal Garden	£900.00

### Flat 2

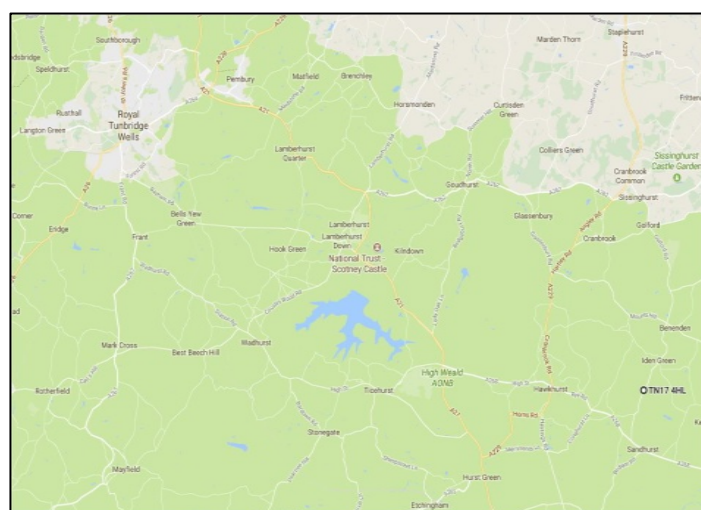
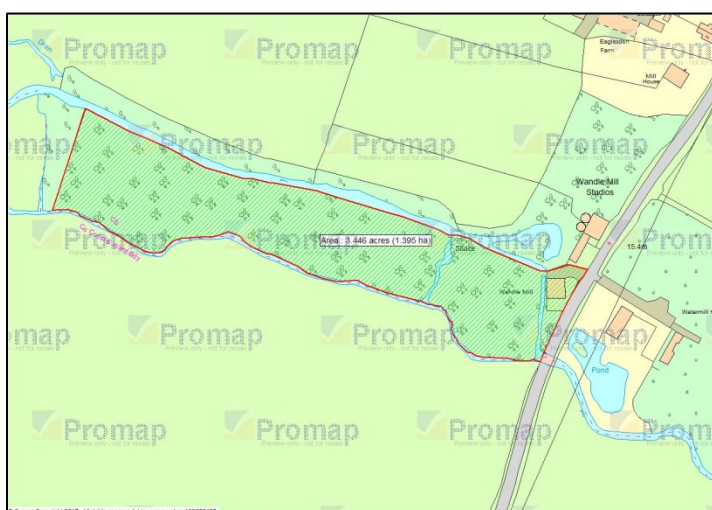
Floor	Living Room	Kitchen	Bedrooms	Bath/Shower Rooms	Outside	Current £pcm
First	1	1	3	3 (2 en suites)	Parking & Communal Garden	£900.00

### Flat 3

Floor	Living Room	Kitchen	Bedrooms	Bath/Shower Rooms	Outside	Current £pcm
Second	1	1	3	3 (2 ensuites)	Parking & Communal Garden	£900.00

### Flat 4

Floor	Living Room	Kitchen	Bedrooms	Bath/Shower Rooms	Outside	£pcm
Top	1	1	3	3 (2 en suites)	Parking & Communal Garden	£900.00
Mezzanine	1 reception room and gallery over kitchen					



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