



*the voice of experience*



**204 London Road , Dover CT17 0TF**

THIS PROPERTY WILL MAKE A FANTASTIC INVESTMENT PROPERTY. IT OFFERS SEVEN STUDIO FLATS, ALL OFFERING THEIR OWN KITCHEN AREA AND SHOWER ROOMS. THE ANNUAL GROSS RENT ROLL IS £36,336 AND THIS OFFERS A GROSS RETURN OF 9.6%.

CALL FOR FURTHER DETAILS OR TO ARRANGE A VIEWING.

- **FANTASTIC INVESTMENT OPPORTUNITY**
- **PROPERTY OFFERING 7 STUDIO FLATS**
- **ANNUAL GROSS INCOME OF £36,336**
- **GROSS RETURN OF 9.6% Per Annum**
- **ENERGY RATING - D (63)**

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.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.

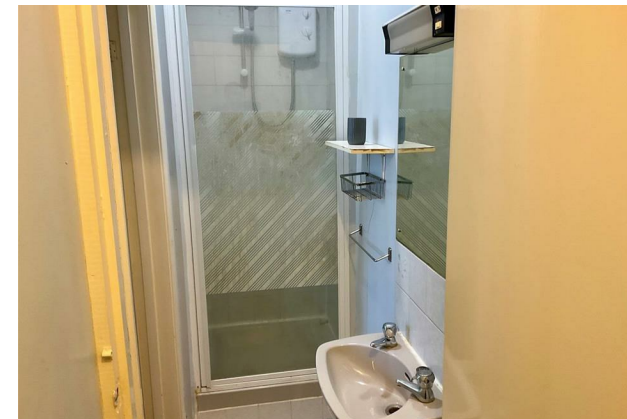


**www.tersons.com**  
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call **01304 246111**





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The property is spread over four floors, and offers seven studio flats. The vendor has advised that the annual gross rent received for the flats is £36,336.

The landlord pays for the heating for the entire property, council tax and water rates. For the tax year ending March 2024 the costs for these were as follows:-

Council Tax £1,937.76  
Water Rates £697.77  
Gas/Electric £2,230.00

The electric bill covers communal electric and also for the main light within the studio flats. The tenants pay their own electric via a meter within the flats.

Each studio flat has a kitchen area offering cooking facilities and private shower and WC.

The vendor supplies the furniture and kitchen equipment for all the flats. The vendor has advised

that all flats are on assured shorthold tenancies.

The vendor has advised that a new boiler was installed in April 2022 and there is an electrical installation condition report dated September 2024. Gas safety certificate dated May 2024.

The above information should be checked by your legal representatives before proceeding.

This property is situated, close to the town centre with its shops and amenities, however more locally are a parade of local shops too. Dover Priory main-line railway station with the fast-link train to London St Pancras in approx. 1 hour 5 mins, is also close by. There is excellent road access up to the A2/M2 and also the M20 via the Alkham Valley.

#### LOWER FLOOR

Front door access to communal hallway, Doors to units 6 & 7.

##### Unit 6

Open plan bedroom/kitchen space. Double glazed bay window to front. Door to shower room. Shower room with shower cubicle, WC and wash basin.

##### Unit 7

Open plan bedroom/lounge area with cupboard containing the communal boiler. Open to kitchen area with door to rear garden. Door to Shower room, with shower cubicle, WC and wash basin.

This unit has sole access to the rear garden.

#### FIRST FLOOR

Entrance hall with stairs to first floor and door leading to stairs to lower floor.

##### Unit 4

Open plan bedroom/kitchen space. Double glazed bay window to front. Door to shower room. Shower room with shower cubicle, WC and wash basin. This unit is currently vacant.

##### Unit 5

Open plan bedroom/kitchen space. Double glazed window to rear. Door to shower room. Shower room with shower cubicle, WC and wash basin.

#### SECOND FLOOR

Landing with doors to units 2 & 3 and stairs to top floor.

##### Unit 2

Slightly larger open plan bedroom/kitchen space.

Double glazed window to front. Door to shower room. Shower room with shower cubicle, WC and wash basin.

##### Unit 3

Open plan bedroom/kitchen space. Double glazed window to rear. Door to shower room. Shower room with shower cubicle, WC and wash basin.

#### TOP FLOOR - UNIT 1

Large open plan bedroom/kitchen area with double glazed windows to front & rear. Storage cupboard. Door to shower room, with shower cubicle, WC and wash basin.

Energy Rating - D (63)

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111  
www.tersons.com



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