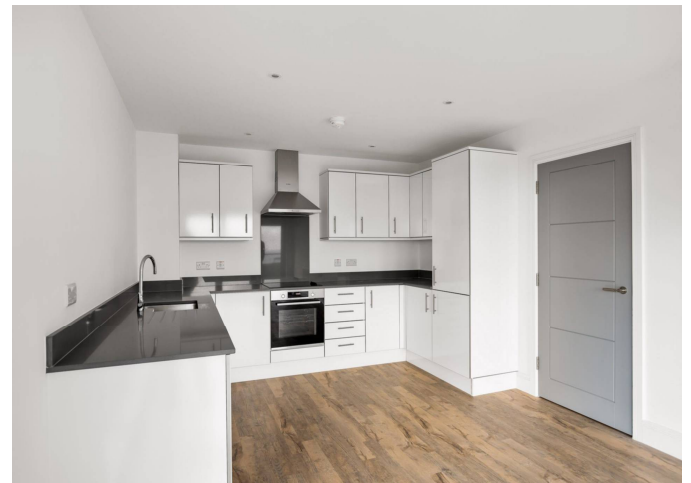




CLAVERLEY HOUSE, 145 QUEENS ROAD

£1,600,000 Leasehold

CALLING ALL INVESTORS! An exciting opportunity to purchase SIX beautifully finished sea viewed apartments opposite the beach in Littlestone, New Romney.



Claverley House, 145 Queens Road TN28 8NA

**SIX LEASEHOLD APARTMENTS , BUILT IN 2018 , MODERN INTERIOR ,
EN-SUITE TO MASTER , INCOME OF £76,200 PER ANNUM , SEA
VIEWS**

Description

CALLING ALL INVESTORS!

An exciting opportunity to purchase SIX beautifully finished sea viewed apartments opposite the beach in Littlestone, New Romney. This apartment is located within Claverley house which is an exclusive development of 21 apartments, situated in the seaside town of Littlestone. All apartments are fitted with contemporary kitchens with integrated Bosch appliances with open plan living, stylish modern bathrooms (all with en-suite shower rooms to master bedroom), two double bedrooms, balconies & allocated parking.

Littlestone's seafront with its extensive beaches, and with two local golf courses one of which is a championship course within walking distance. The nearby Cinque Ports town of New Romney offers a good a selection of independent shops, together with a Sainsbury's store. It also boasts a wide variety of restaurants and the Coach House coffee shop. The famous Romney, Hythe & Dymchurch light railway has a station here with services running from Dungeness to Hythe, itself a Cinque Ports town offering a wider range of shopping facilities and a Waitrose store; the historic Royal Military Canal also runs through the centre of the town. The medieval coastal town of Rye is also within half an hour's drive. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to St Pancras station in only thirty-six minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone and London, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

All apartments come with a tenant in situ who are on standard Assured Shorthold Tenancy Agreements with a current annual rental income for all six apartments is £76,200.

We understand from the vendor that the leases has approximately 221 years remaining.

We understand from the vendor that the service charge is approximately £1113-£1405 per annum

We understand from the vendor that the ground rent is approximately £200 per annum.

(Floorplans may vary in orientation along with balcony sizes.)

Call Motis Estates to organise a viewing on 01303212020.

Tenure Leasehold

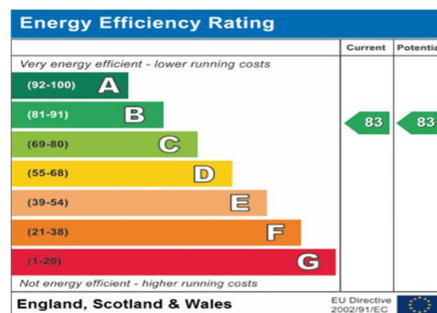
Postcode TN28 8NA

Viewings Strictly by appointment only -
Property Reference MOTIS_004684

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

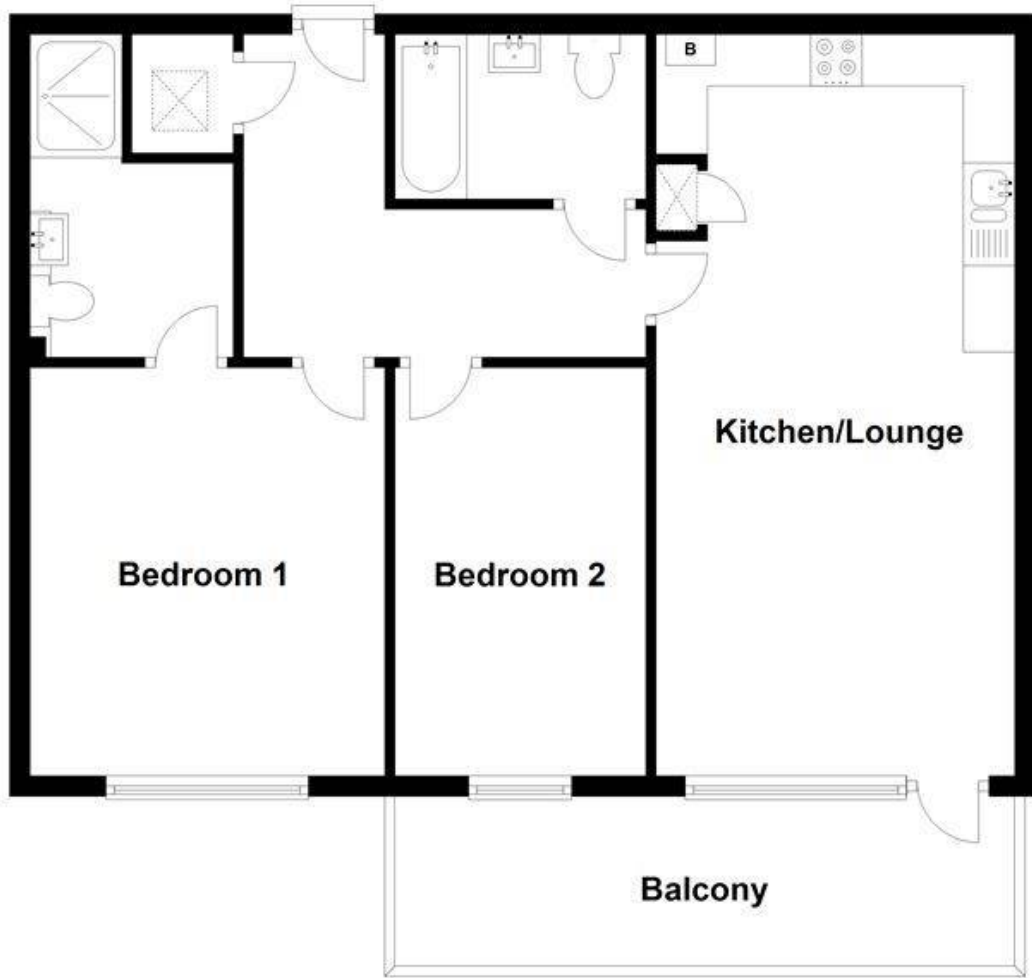








Approx. 69.0 sq. metres (742.9 sq. feet)



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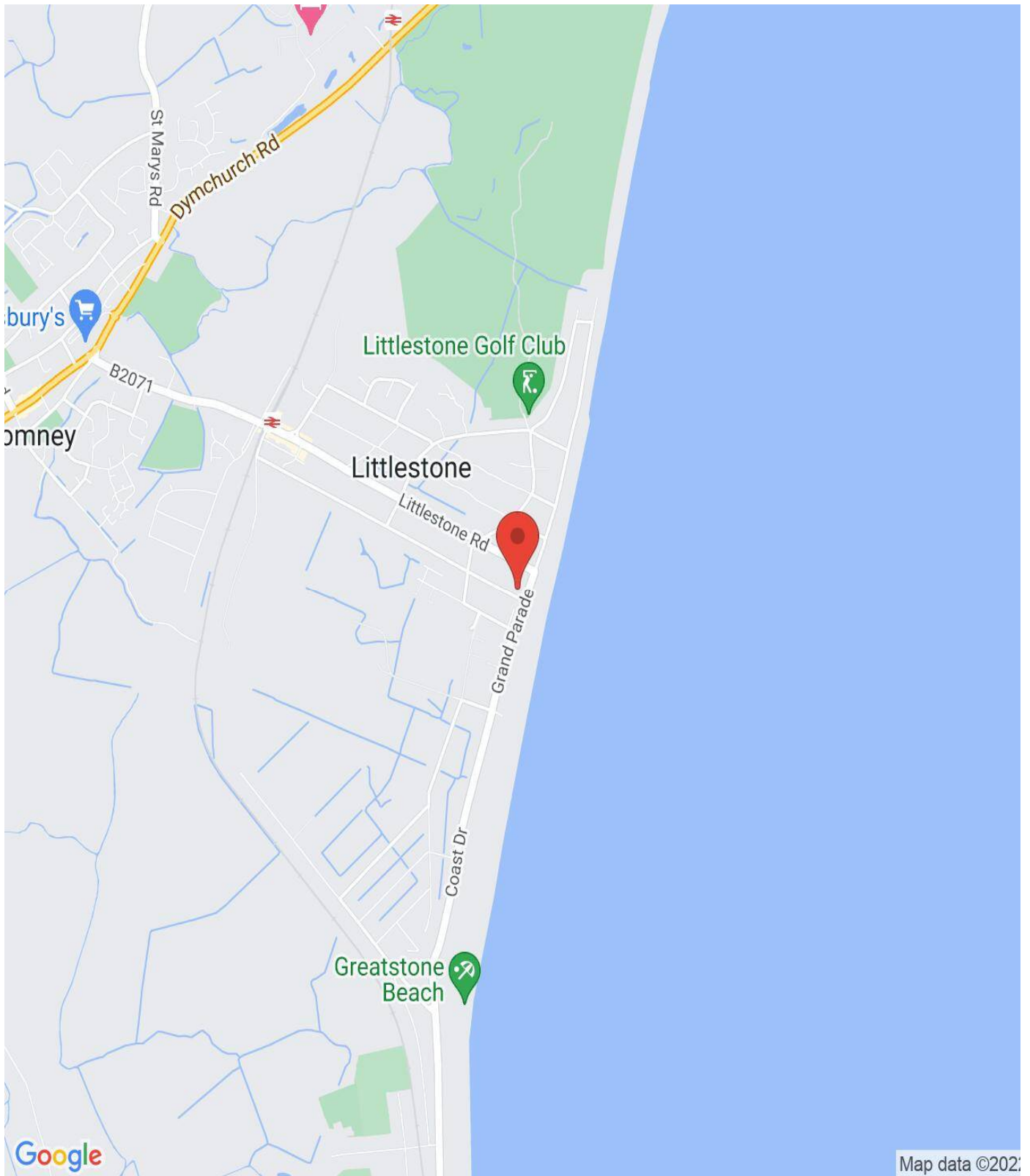
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Motis Estates Ltd is a limited company, NI647133 with registered offices of 9 Downshire Place, Newry Co. Down, Northern Ireland, BT34 1DZ, trading as Motis Estates. Motis Estates Ltd is registered with The Royal Institution of Chartered Surveyors, 812728.



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.