

RESIDENTIAL INVESTMENT OPPORTUNITY — FOR SALE



Two Residential Blocks of Flats to be SOLD Individually or Combined

Binley Court & Stratfield Court

Stephens Road

Tadley

RG26 3RZ

TOTAL OF 18 LARGE TWO BEDROOM FLATS, WITHIN TWO BLOCKS

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Location & Description

The properties are located within the small town of Tadley, which is situated within a triangle of Reading Newbury & Basingstoke. The properties are situated within 150ft of each other.

Two modern blocks of flats, of mirror images. Each building contains 9 two-bedroom self-contained flats, each identical of circa 746sq.ft. G.I.A. There are three flats to each floor accessed via a common galleried stairwell. The flats are in various states of decorative order.

Each block has 9 single lock up car garages affiliated (18 in total). The garages are mostly vacant and not let with the various AST's to the flats. The common grounds are well kept. The blocks, externally, appear in good order generally.

Total annual income for both blocks and garages being £166,620 per annum exclusive.

Accommodation / Rent Schedule

Binley Court	Sq.Ft.	Current Annual Income
9 two bed flats	6,714	£83,820
9 single lock-up garages	Not measured	Vacant
Stratfield Court	Sq.Ft.	Current Annual Income
9 two bed flats	6,714	£81,900
9 single lock up garages	Not measured	Vacant
<i>Approx GIA areas</i>		

Terms

Price: offers sought in the region of -

Binley Court - £1,415,000

Stratfield Court - £1,415,000

The blocks are to be sold individually or together, with the benefit of the various tenants in situ, all of which have occupation under assured shorthold tenancy agreements.

Copies of the various AST leases are available upon request, as are the EPC's, Asbestos Audits and electrical certifications.

Legal Costs/ VAT

Each party to bear their own professional and legal costs through the sale process.

It is understood the properties are not elected to pay VAT.

Energy Performance Rating

Binley Court – Ratings from C – E

Stratfield Court – Ratings from C - E



Viewing and further information

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