



**17 Albert Road, Canterbury, CT1 1UJ**  
**£420,000**



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### £420,000

**Exceptional Investment Opportunity:** HMO Licensed Property on Albert Road, Canterbury. Located just a short walk from the vibrant Canterbury City Centre, this HMO licensed property on Albert Road is an outstanding investment opportunity. Designed to accommodate eight occupants, this property offers a lucrative and stable income stream, making it an ideal addition to any property portfolio.

#### Key Features

HMO License: Approved for 8 occupants, ensuring high rental yield.

Annual Income: Generates £29,400 per annum.

Prime Location: Situated a short walk from Canterbury City Centre, providing easy access to local amenities, shops, and public transport.

#### Investment Benefits

High Rental Yield: With an annual income of £29,400, this property promises a strong return on investment.

Desirable Location: Proximity to Canterbury City Centre ensures consistent demand from tenants.

Turnkey Investment: The property's well-maintained condition and complete documentation make it ready for immediate rental without additional investment.

For more details or to arrange a viewing, please enquire for more information. Seize this exceptional opportunity to invest in a profitable and well-maintained HMO property in Canterbury.

## Description

### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

## Situation

Canterbury, a historic city in Kent, is renowned for its stunning architecture, rich heritage, and vibrant cultural scene. As one of the UK's most visited cities, Canterbury offers a unique blend of ancient history and modern amenities, making it an attractive location for residents, businesses, and tourists alike.

### Travel and Connectivity

Canterbury's excellent travel connections make it an ideal location for commuters and travelers.

**Road:** The city is well-connected by road, with the A2 and A28 providing easy access to London and the south coast.

**Rail:** Canterbury has two main railway stations, Canterbury West and Canterbury East, offering frequent services to London (with journey times of around an hour), the Kent coast, and beyond.

**Bus:** Comprehensive bus services connect Canterbury to surrounding towns and villages, ensuring convenient local travel.

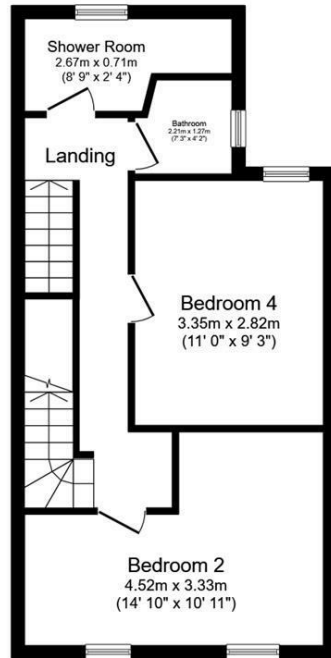
**International Travel:** London's major airports, including Gatwick and Heathrow, are easily accessible via road and rail, providing international travel options.





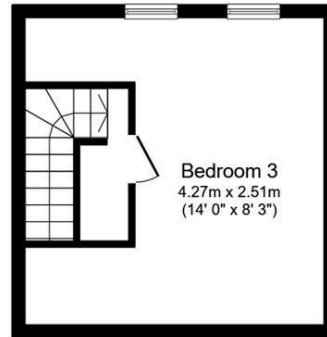
**Ground Floor**

Floor area 46.2 m<sup>2</sup> (497 sq.ft.)



**First Floor**

Floor area 45.0 m<sup>2</sup> (484 sq.ft.)

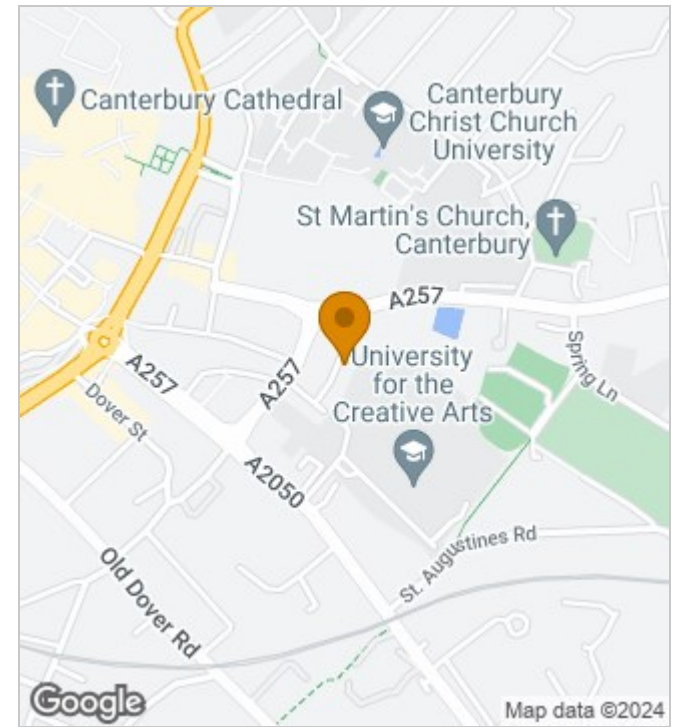


**Second Floor**

Floor area 23.9 m<sup>2</sup> (257 sq.ft.)

**TOTAL: 115.1 m<sup>2</sup> (1,239 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 www.zesthomes.uk

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