



6 Edward Road, Canterbury, CT1 1UH
Offers in excess of £400,000



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Investment Opportunity: HMO Licensed Property on Albert Road, Canterbury.

Located just a short walk from Canterbury City Centre, this property on Albert Road offers a promising investment opportunity. With an HMO license approved for six occupants starting April 2024, this property presents a chance to generate a good rental income with some potential for value appreciation through interior updates.

Key Features

HMO License: Approved for 6 occupants starting April 2024.

Annual Income Potential: Generates £31,980 per annum.

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

For more details or to arrange a viewing, please enquire for more information. Don't miss out on this opportunity to invest in a property with excellent potential in a prime Canterbury location.

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

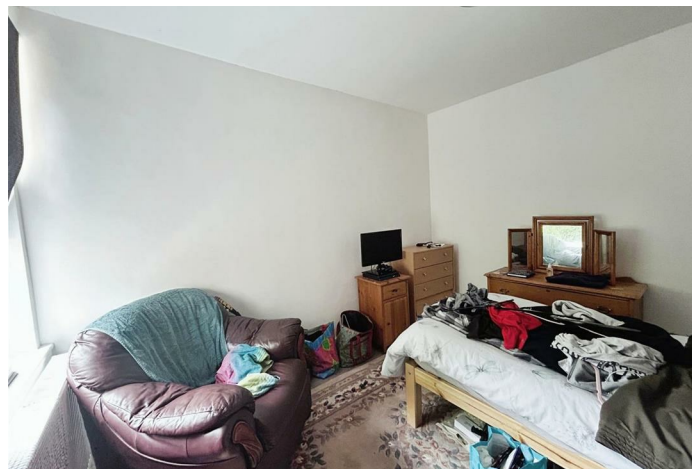
Canterbury's excellent travel connections make it an ideal location for commuters and travelers.

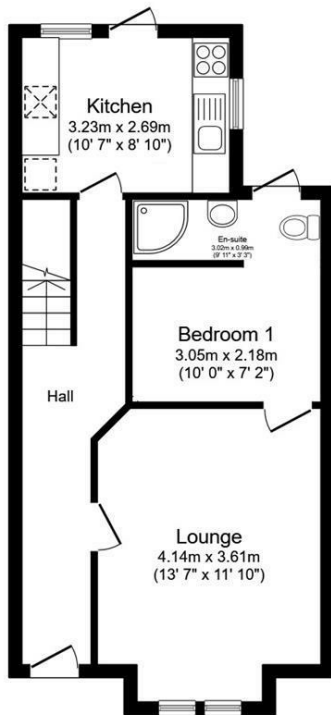
Road: The city is well-connected by road, with the A2 and A28 providing easy access to London and the south coast.

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.

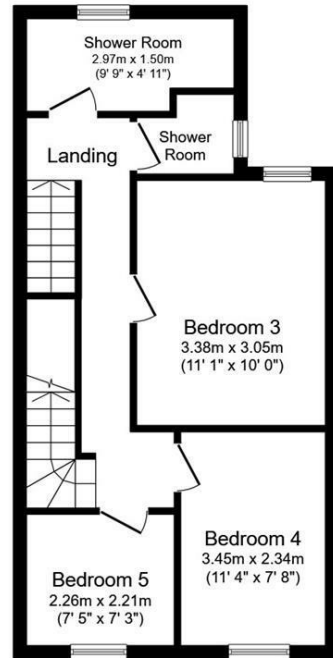
International Travel: London's major airports, including Gatwick and Heathrow, are easily accessible via road and rail, providing international travel options.





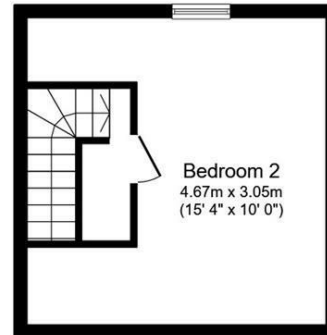
Ground Floor

Floor area 46.2 m² (497 sq.ft.)



First Floor

Floor area 45.0 m² (484 sq.ft.)

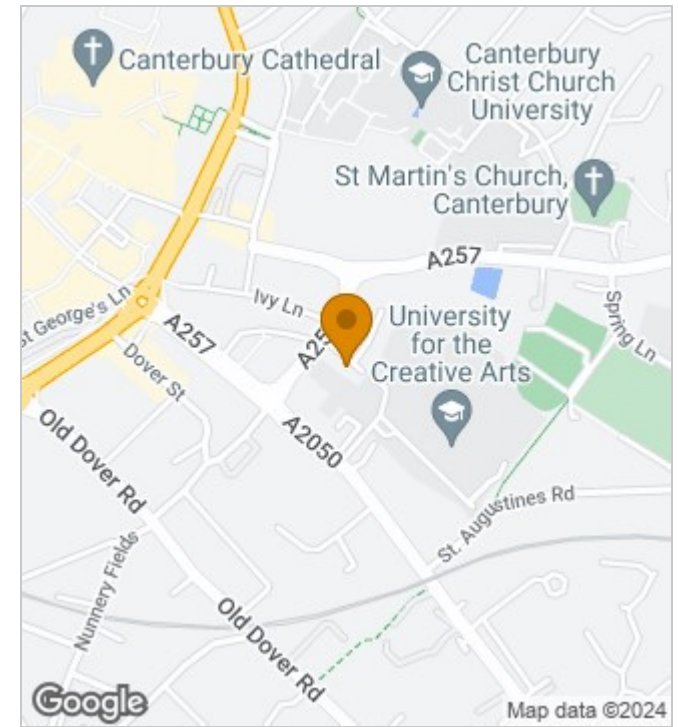


Second Floor

Floor area 23.9 m² (257 sq.ft.)

TOTAL: 115.1 m² (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) A		
(81-91) B		
(69-80) C		70
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP
 Tel: 01227 949291 | Email: sales@zesthomes.uk
 www.zesthomes.uk

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