

South Ockendon - Chapel Court, 12 North Road, Essex RM15 6BQ  
Freehold Residential Blocks Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# South Ockendon - Chapel Court, 12 North Road, Essex RM15 6BQ

## Freehold Residential Blocks Investment



### Investment Consideration:

- OIEO: £3,800,000
- Gross Initial Yield: 4.74%
- Rental Income: £180,000 p.a.
- Comprises 1 x Detached and 2 x Semi-Detached Residential Blocks on a plot of 0.30 acres
- Newly built in 2020 with new modern facilities including private/communal areas and intercom entry phone systems
- 10 Year New Home Guarantee
- 15 off-street car parking spaces
- Total NIA 741 sq m (7,974 sq ft)
- Entire property let to Thurrock Council
- Located within 0.5 miles from South Ockendon Train Station
- Nearby occupiers include Post Office, Tesco Esso Express, Pharmacy, Takeaway shop and Pub



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### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 1 - Block A (Ground Floor)	Residential Flat: 45 sq m (484 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC	Thurrock Council	3 Years from 1 January 2021	£180,000	
Flat 2 - Block A (Ground Floor)	Residential Flat: 45 sq m (484 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 3 - Block A (First Floor)	Residential Flat: 47 sq m (506 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 4 - Block A (First Floor)	Residential Flat: 47 sq m (506 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 5 - Block A (Second Floor)	Residential Flat: 63 sq m (678 sq ft) 2 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 6 - Block B (Ground Floor)	Residential Flat: 45 sq m (484 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 7 - Block B (Ground Floor)	Residential Flat: 45 sq m (484 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 8 - Block B (First Floor)	Residential Flat: 47 sq m (506 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 9 - Block B (First Floor)	Residential Flat: 47 sq m (506 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 10 - Block B (Second Floor)	Residential Flat: 63 sq m (678 sq ft) 2 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 11 - Block C (Ground Floor)	Residential Flat: 45 sq m (484 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 12 - Block C (Ground Floor)	Residential Flat: 45 sq m (484 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 13 - Block C (First Floor)	Residential Flat: 47 sq m (506 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 14 - Block C (First Floor)	Residential Flat: 47 sq m (506 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom/WC				
Flat 15 - Block C (Second Floor)	Residential Flat: 63 sq m (678 sq ft) 2 Bedroom, Kitchen/Living Room, Bathroom/WC				
			<b>Total</b>	<b>£180,000</b>	

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### Property Description:

The property comprises 15 self-contained flats situated within a set of three new build residential blocks. Block A is located just off the main vehicular road of North Road, whereas adjoining Block B and C are set further back and behind Block A. Some of the flats benefit from private outside space by way of lawned/blocked paved patio or balconies. The property provides off-street parking space for each flat.

The property provides the following accommodation and dimensions:

#### Block A: 4 x 1-Bed and 1 x 2-Bed Flats

Ground Floor: 2 x 1-Bed Flats	90 sq m	(968 sq ft)
First Floor: 2 x 1-Bed Flats	94 sq m	(1,012 sq ft)
Second Floor: 1 x 2-Bed Flat	63 sq m	(678 sq ft)

#### Block B: 4 x 1-Bed and 1 x 2-Bed Apartments

Ground Floor: 2 x 1-Bed Flats	90 sq m	(968 sq ft)
First Floor: 2 x 1-Bed Flats	94 sq m	(1,012 sq ft)
Second Floor: 1 x 2-Bed Flat	63 sq m	(678 sq ft)

#### Block C: 4 x 1-Bed and 1 x 2-Bed Apartments

Ground Floor: 2 x 1-Bed Flats	90 sq m	(968 sq ft)
First Floor: 2 x 1-Bed Flats	94 sq m	(1,012 sq ft)
Second Floor: 1 x 2-Bed Flat	63 sq m	(678 sq ft)

**Total Net Internal Area: 741 sq m (7,974 sq ft)**



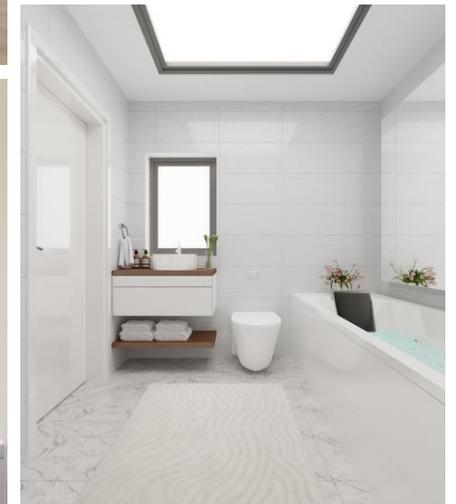
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### Tenancy:

The entire property is at present let to Thurrock Council for a term of 3 years from 1<sup>st</sup> January 2021 at a current rent of £180,000 per annum. The Council is paying rent of £950 pcm for one bedroom apartments and £1,200 pcm for the two bedroom apartments.



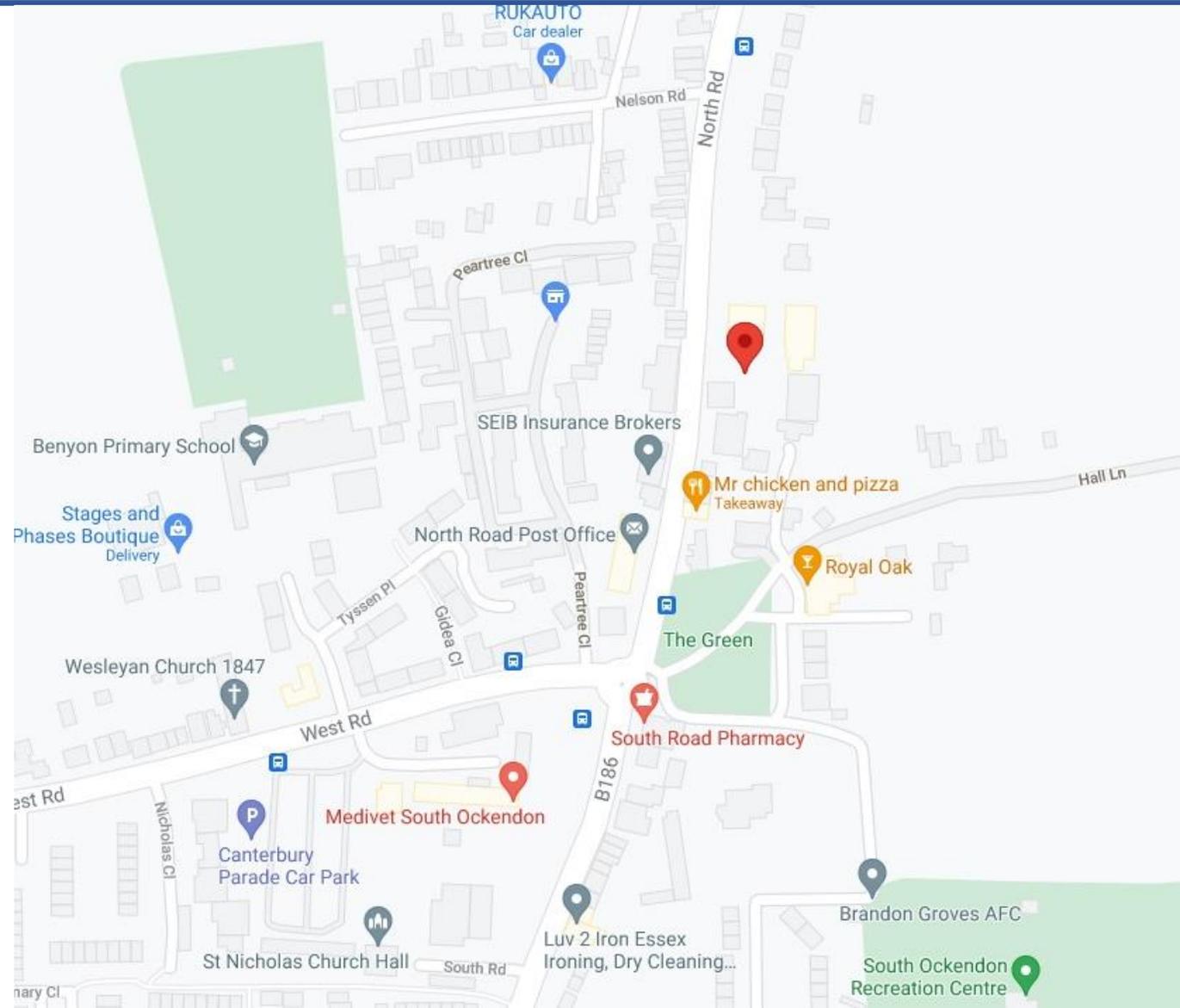
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### Location:

South Ockendon is a town within the Thurrock borough in Essex in the East of England, United Kingdom. It is located on the border with Greater London, just outside the M25 motorway. The property is located a short walk away (approx. 0.5 miles) from South Ockendon Train Station which provides services into London Fenchurch Street one direction and towards Southend the other way. These services run twice hourly. There are also bus routes close by providing regular services to neighbouring areas. The property benefits from close proximity to public transport links and retail amenities of South Ockendon. Occupiers nearby include Post Office, Tesco Esso Express, Pharmacy, Takeaway shop and Pub.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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