





WESLEY HOUSE 27 MANOR STREET,
BROMPTON, GILLINGHAM, KENT, ME7 5FB

£1,800,000

- Freehold Investment comprising 6 apartments in a converted church in the suburban village of Brompton
- Expected Rental Yield over 6% pa (£110,000+ pa) with 3 units currently let and 3 not yet occupied
 - Thoughtfully designed for modern living
- Impressive spec and finish, including anthracite windows and underfloor heating
- Building amenities include a lift, video entry system, cycle store, bin store and plant room
- 18-minute drive to Ebbsfleet International with trains to London St Pancras in as little as 19-minutes
- Around half a mile from Chatham Maritime Marina with shops, restaurants and a cinema
 - Good rental demand locally

 13  12  6  C







ABOUT THIS HOME

ATTENTION INVESTORS

Freehold Investment opportunity to purchase this converted church in the heart of Brompton comprising 6 self contained apartments. The expected gross rental income is over £110,000 per year representing a gross yield of over 6% pa (3 units currently on AST and 3 vacant).

The building was finished in 2023 and all 6 units benefit from a structural warranty by ICW.

The spec and finish are very impressive with anthracite windows, under floor heating throughout and lovely black ash effect joinery. The building boasts a lift, video entry system and even a cycle store on the lower ground floor. We have staged some of the photos virtually to show you how the space could work inside the 3 vacant apartments.





OWNERS COMMENTS

Lease Terms - Remainder of 999 years from 2023

Ground Rent - Peppercorn

Service Charges -

Flat 1 - £1365 PA

Flat 2 - 1080 PA

Flat 3 - £1140 PA

Flat 4 - £1080 PA

Flat 5 - £1140 PA

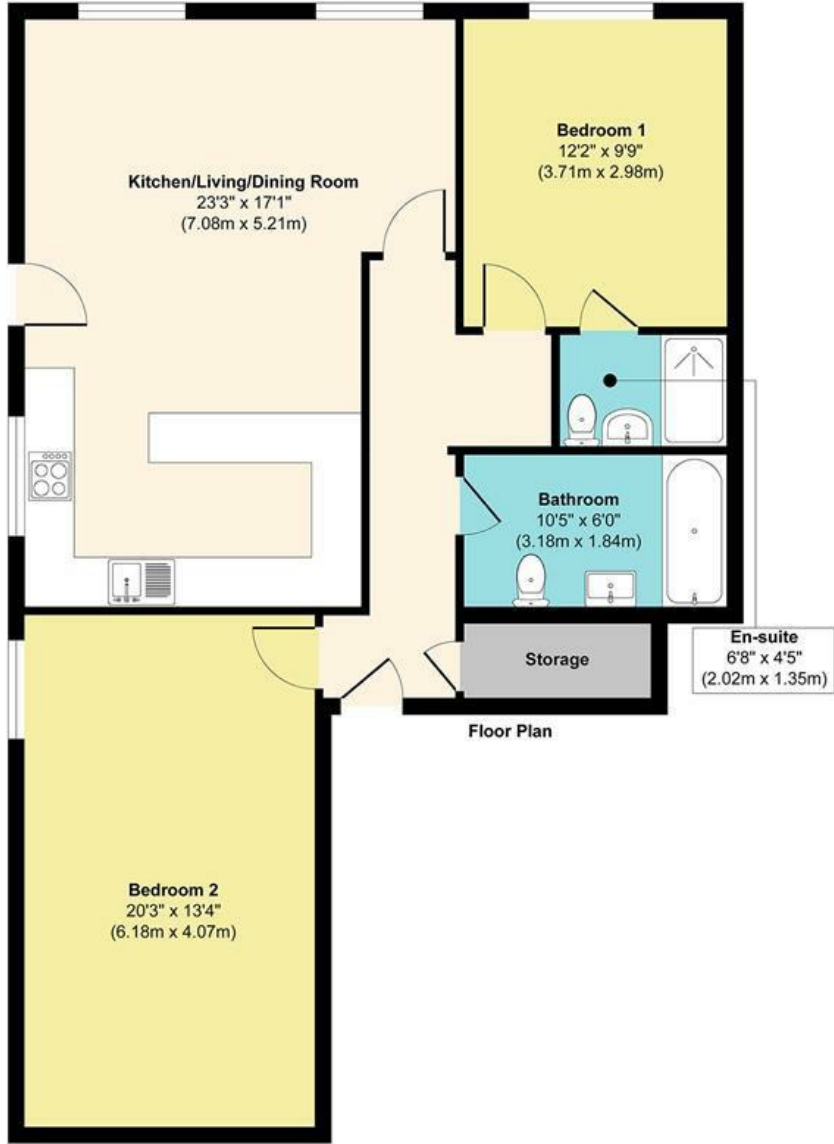
Flat 6 - £1740 PA

Council Tax Band - Not yet rated

Structural Warranty - 10 years from 2023 with ICW



1 Wesley House, Brompton



Approx. Gross Internal Floor Area 933 sq. ft / 86.77 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

5 Wesley House, Brompton



Approx. Gross Internal Floor Area 786 sq. ft / 73.05 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

6 Wesley House, Brompton



Approx. Gross Internal Floor Area 1302 sq. ft / 120.97 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

ABOUT THE AREA

The property is located in the suburban village of Brompton between Chatham and Gillingham. The neighbouring city of Rochester is a treasure trove of historical significance, featuring attractions like the Norman Castle and the venerable Rochester Cathedral, founded in the year 604. The town also hosts annual festivals in honour of its most illustrious resident, Charles Dickens, who spent his childhood in the nearby Dockyard.

Around half a mile away you have the dockside outlet centre which boasts great shopping, an Odeon cinema, numerous places to eat or drink, the Chatham Martime Marina where you might choose to store your yacht if you decide to fully embrace the maritime lifestyle and the Copper Rivet Distillery for gin tasting and exquisite cuisine overlooking the Medway.

Chatham town centre is around a mile away, offering an assortment of shops and a diverse range of charming independent cafes. For entertainment, you can enjoy a local cinema experience or catch a performance at the Chatham Central Theatre. The

Brook Theatre, currently undergoing extensive renovations, promises future cultural delights. Additionally, the Strand Lido, in operation since 1896, stands as the last remaining riverside tidal saltwater pool in the country. Nature enthusiasts will appreciate Capstone Farm Country Park, a mere 10-minute drive from the residence, which boasts 114 hectares of lush greenery, including woodlands, orchards, and a serene freshwater lake.

For those seeking vibrant nightlife and unique shopping, the historic city of Rochester is under two miles away. Notable establishments like The Cheese Room, renowned for its exquisite cheese, bread, and charcuterie, and The Botanicals, serving delectable cuisine alongside a staggering collection of over 100 gin varieties, beckon you. Don Vincenzo, an Italian eatery renowned for its exceptional pizzas, is another must-visit destination in Rochester, where traditional sweet shops add a nostalgic touch to your visit.

Education options abound, with Fort Pitt Grammar School for girls and Sir Joseph Williamson's Mathematical School both receiving an Outstanding rating from Ofsted. The prestigious King's School Rochester, St. Andrew's Prep, Gads Hill, Cobham Hall, and Rochester Independent School are also located nearby. Commuting to London is a breeze, thanks to the convenience of Ebbsfleet station, a mere 18-minute drive away, offering a swift 19-minute journey to St. Pancras. Alternatively, Chatham station, just a 6-minute drive from your doorstep, provides services to St.

Pancras in 36 minutes or London Victoria in 45 minutes.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

CONTACT US

John-Paul Rafferty FNAEA MARLA Assoc RICS
john@raffertyandpickard.co.uk

Paul Pickard MNAEA
paul@raffertyandpickard.co.uk

Lime Tree House
15 Lime Tree Walk
Sevenoaks
TN13 1YH

T: 01732 905499
E: homes@raffertyandpickard.co.uk
W: raffertyandpickard.co.uk

