

MAUNDER TAYLOR

FOR SALE

UNBROKEN FREEHOLD – LET & INCOME PRODUCING Brookfield Court, 106 Victoria Road, Chichester, PO19 7GJ



A block of 6 self-contained, purpose built one bedroom flats. Arranged with 2 on the ground floor and at 4 at first floor level, with 2 separate entrance doors to each half – either side of the undercroft drive-through.

Brookfield Court lies to the east of Chichester city centre, which is approximately three quarters of a mile away. The Chichester bypass is approximately a third of a mile away.

All of the flats are gas centrally heated and double glazed, and benefit from a door entry system. **Please note:** 5 of the 6 flats have the original wooden window frames with double glazed inserts – one (Flat 4) having Upvc replacement windows and patio doors.

There is an undercroft drive-through, leading to a gravelled parking area at rear. Currently arranged with 4 parking spaces (2 either side), as well as 2 further spaces – one either side of the drive way in the undercroft.

Chichester is a character Roman Cathedral city with a number of Grade II listed buildings – the main shopping area of the city centre is mostly pedestrianised.

All viewings are strictly by appointment only.

OFFERS INVITED – TO BE SOLD SUBJECT TO EXISTING TENANCIES
Current combined rental income £52,000 PA

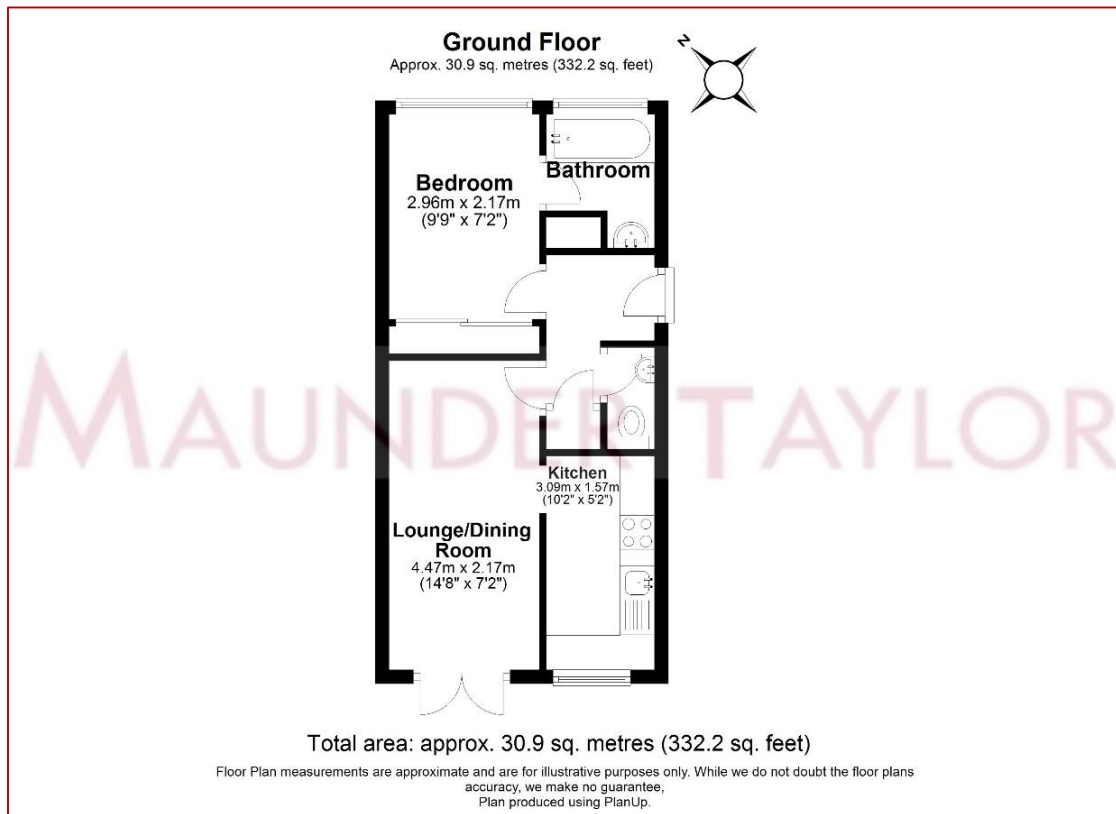
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



MAUNDER TAYLOR

FLAT 1

Hallway, Bedroom with window to front, and door to ensuite **Bathroom**. Separate **WC, Reception** with casement doors to rear. **Kitchen** with window to rear.



Link to virtual tour is available upon request.

Current Rent: £7812 per annum.

EPC: Current: C Potential: C

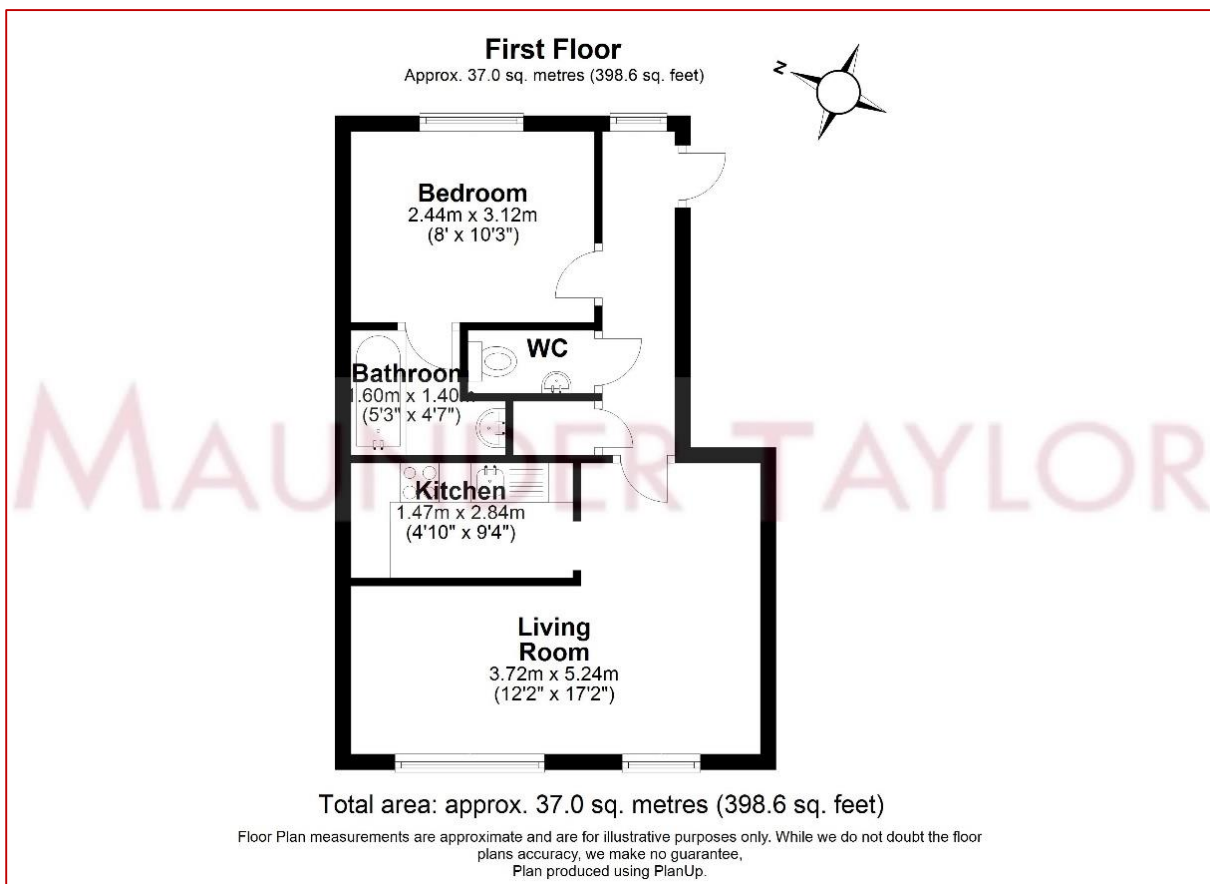
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FLAT 2

Hallway, Bedroom with window to rear and door to ensuite **Bathroom**. Separate **WC, Reception** with windows to front. **Kitchen**.



Link to virtual tour is available upon request.

Current Rent: £9,204 Per Annum.

EPC: Current: C Potential: C

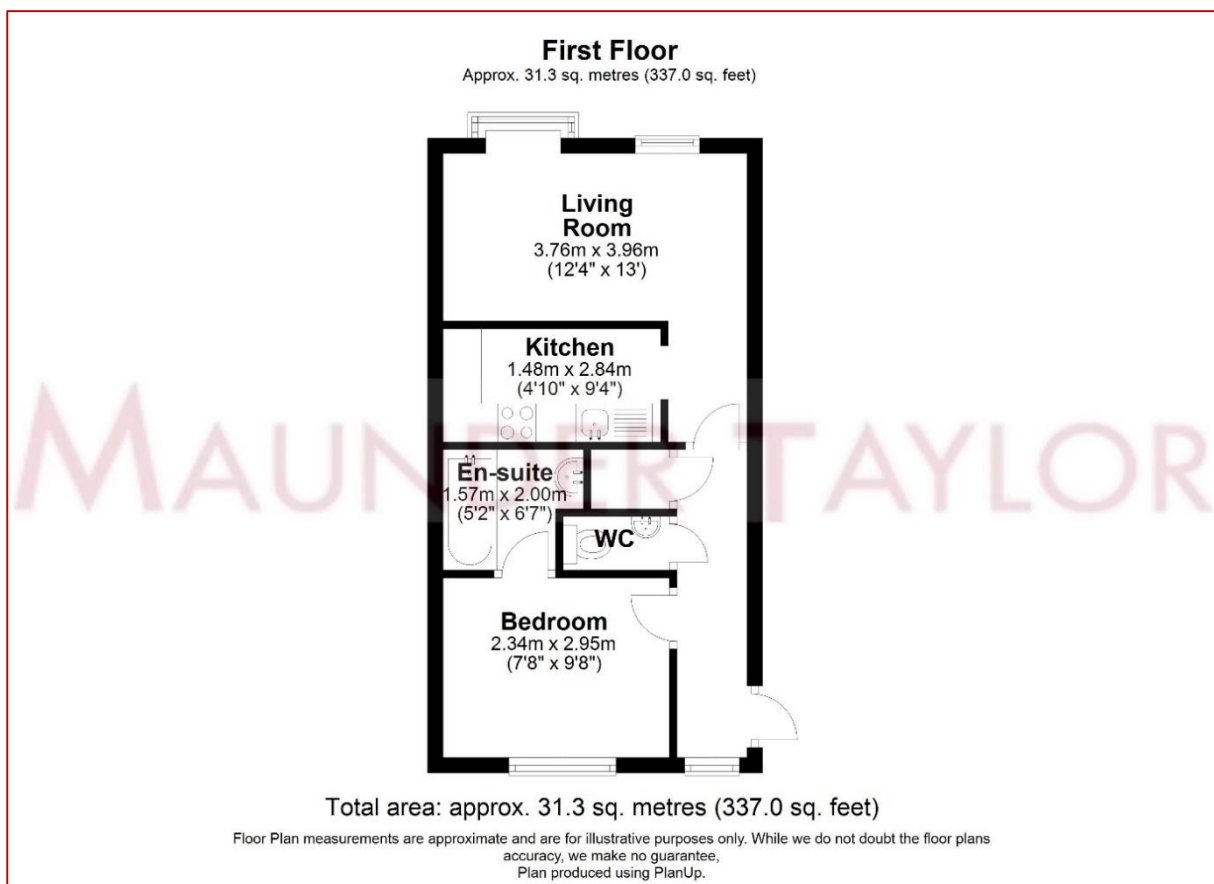
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FLAT 3

Hallway, Bedroom with window to rear and door to ensuite **Bathroom**. Separate **WC, Reception** with bay and further window to front. **Kitchen**.



Link to virtual tour is available upon request.

Current Rent: £6,552 Per Annum.

EPC: Current: C Potential: C

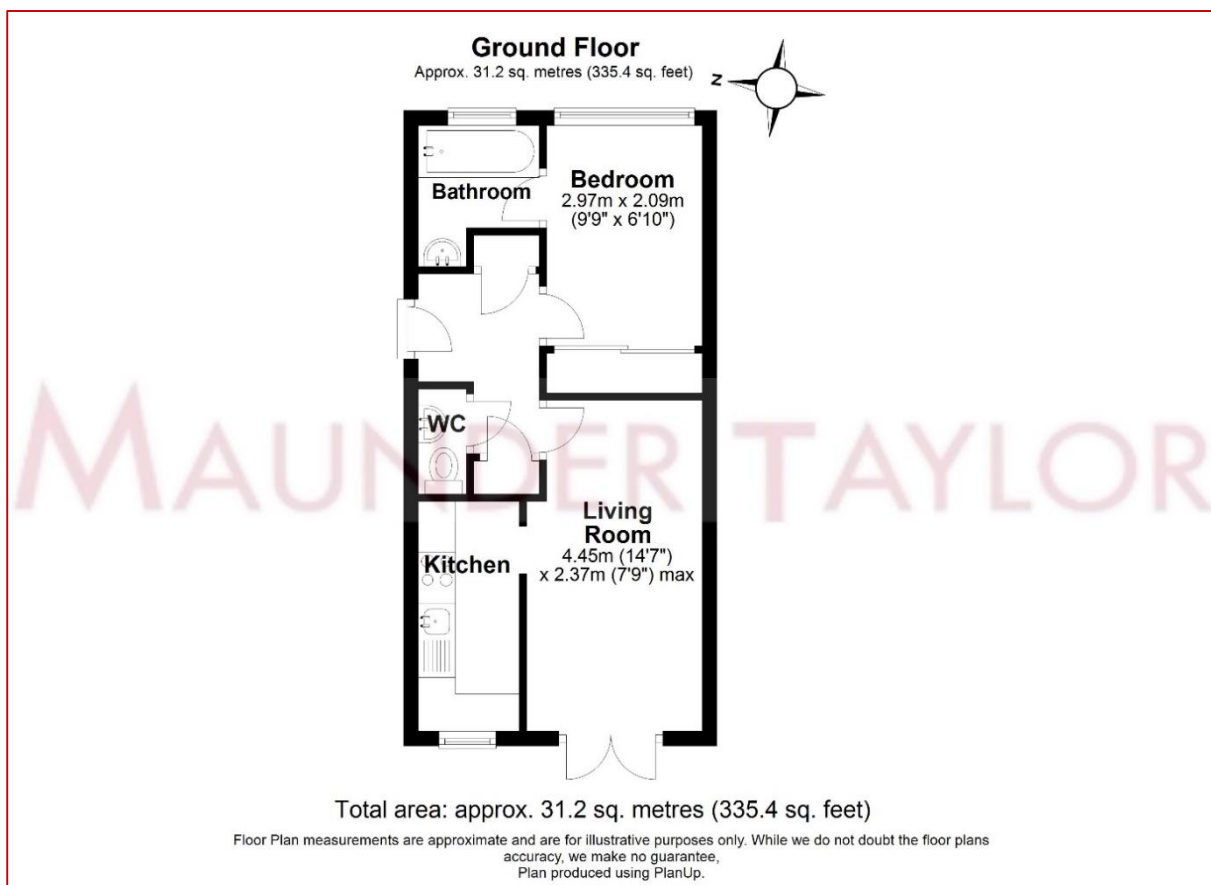
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FLAT 4

Hallway, Bedroom with window to front and door to ensuite **Bathroom**. Separate **WC, Reception** with casement doors to rear. **Kitchen** with window to rear.



Link to virtual tour is available upon request.

Current Rent: £9,900 Per Annum.

EPC: Current: D Potential: C

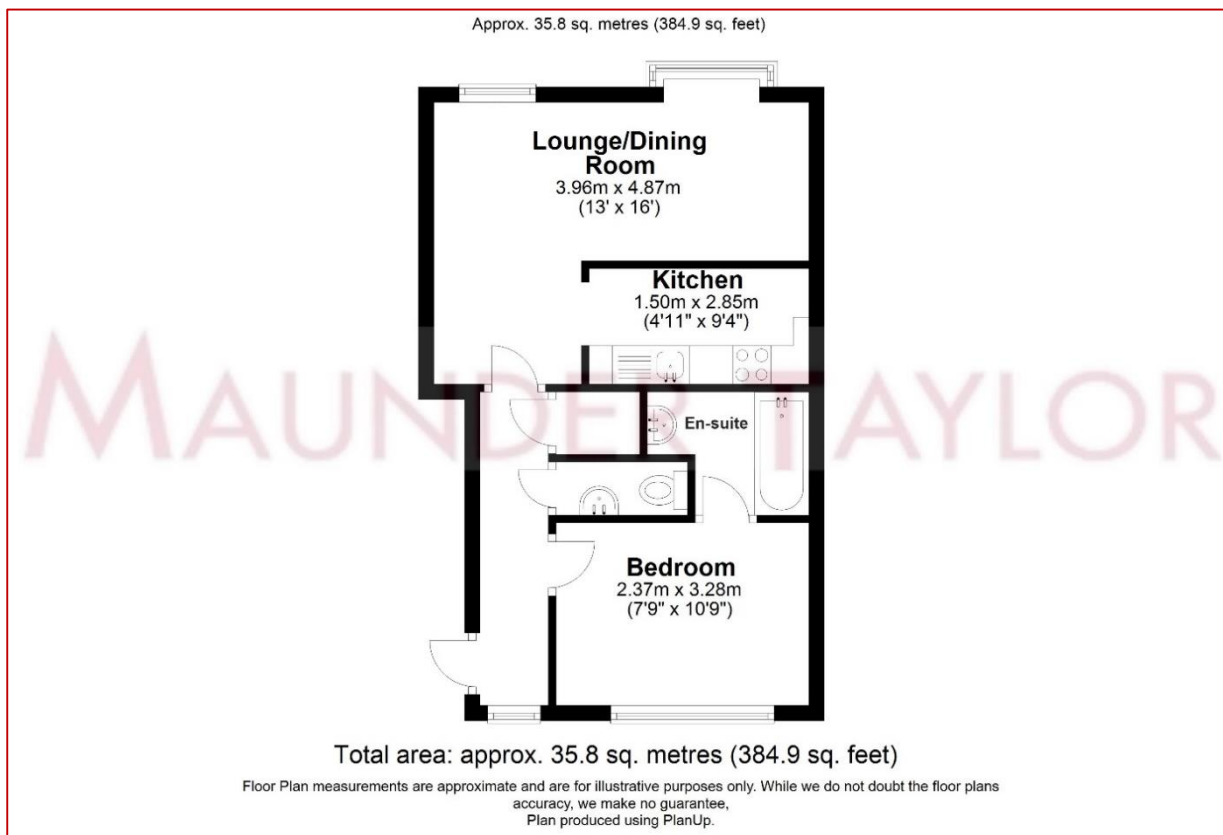
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FLAT 5

Hallway, Bedroom with window to rear and door to ensuite **Bathroom**. Separate **WC, Reception** with bay and further window to front. **Kitchen**.



Link to virtual tour is available upon request.

Current Rent: £9,768 Per Annum.

EPC: Current: C Potential: C

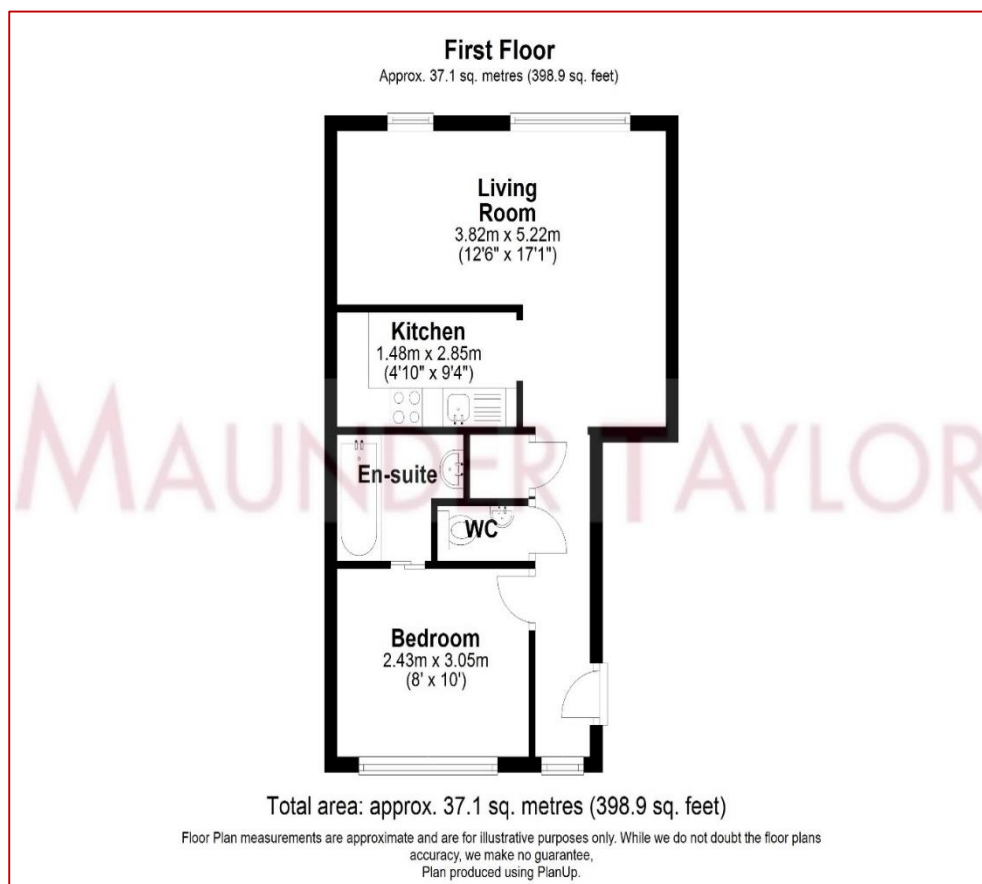
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FLAT 6

Hallway, Bedroom with window to rear, and door to ensuite **Bathroom**. Separate **WC, Reception** with windows to front. **Kitchen**.



Link to virtual tour is available upon request.

Current Rent: £8,820 Per Annum.

EPC: Current: D

Potential: C

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