

PRICE

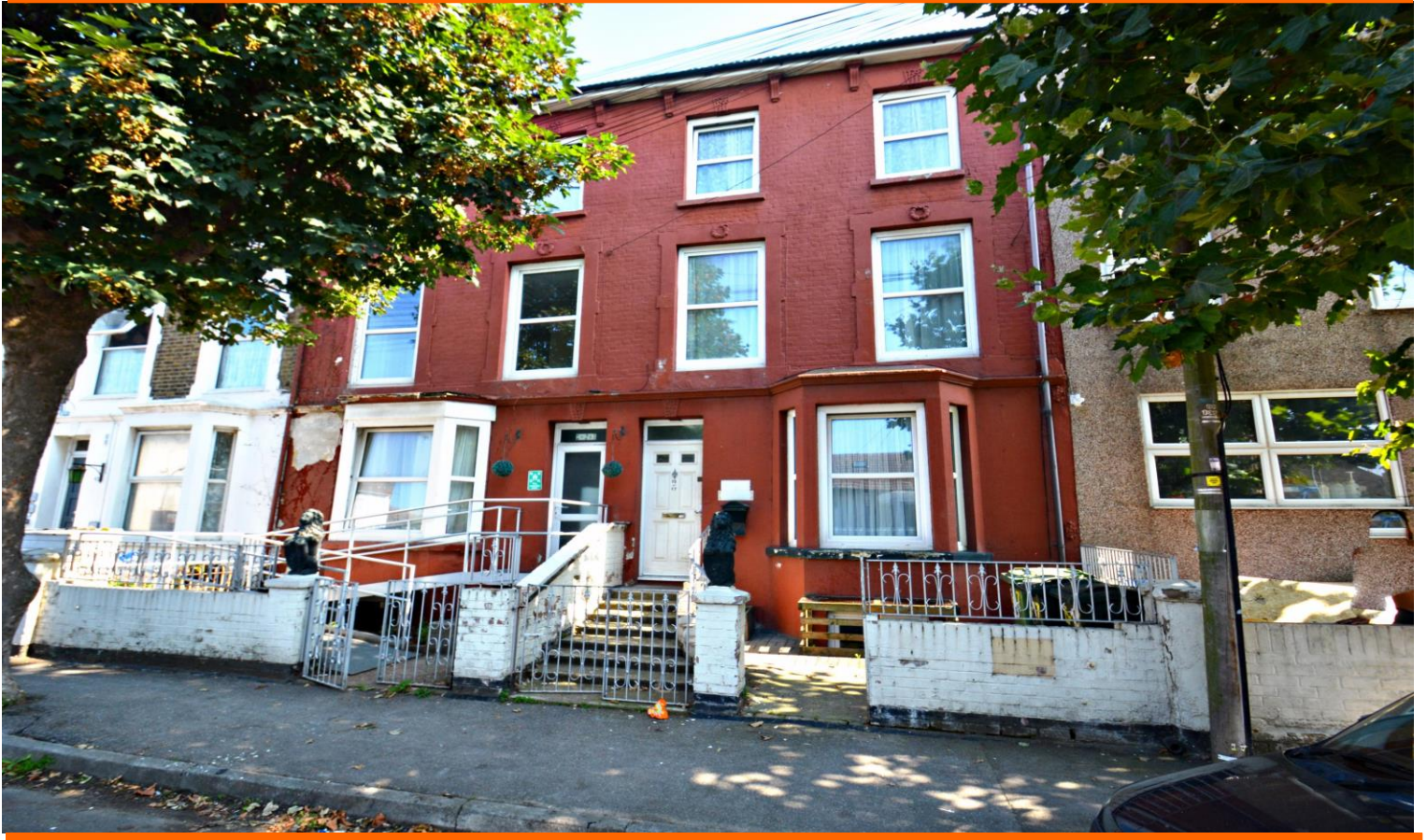
£450,000

FREEHOLD



**AN EXTENDED 9 BEDROOM HMO  
INVESTMENT GENERATING IN EXCESS  
OF £40,800 PER YEAR FROM SIX  
TENANTS.**

**Alma Road, Sheerness  
ME12 2NZ**

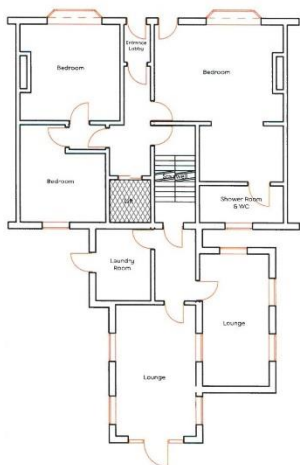


FRONT



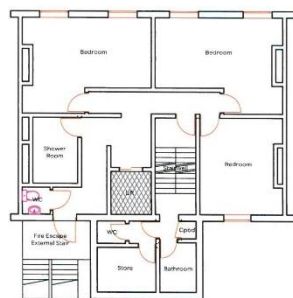
LGF-Lower Ground Floor  
1:100

FRONT



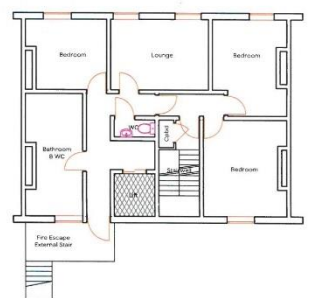
GF-Ground Floor  
1:100

FRONT



01-First Floor  
1:100

FRONT



02-Second Floor  
1:100



**INCOME:** At present, the combined monthly rent is around £3400 from the 6 tenants with all in receipt of housing benefit, either by the tenants or direct to the landlord via UC.

**Council Tax Band D**

**EPC Rating B**

**Viewings are strictly by appointment only via Rule & Rule Estate Agents.**

**The vendor advises that all fixtures and fittings are included in the price via an inventory list.**

**Please be aware that you must have the correct licences to manage a house of multiple occupation, HMO. Please contact Swale Borough Council to do so.**

**SERVICES:** We understand from our client, that all relevant electric, gas and fire safety checks are in hand. Copies of which can be supplied.

**Investors take note! This ideal investment property comprises an established, double fronted house of multiple occupation (HMO) with accommodation over three floors and a gross rental income of £3400 per month! There are currently six tenants letting six out of the nine different units of varying sizes over the 3 floors.**

**Each unit shares communal facilities in common with HMOs as well as a communal garden to rear. We are advised that all electric and gas safety checks are up to date along with fire alarm checks. Evidence of which can be viewed at our offices.**

**Sheerness is a bustling seaside town that offers a good high street, beaches nearby, sports facilities and countryside within a short drive. With an GUIDE price of £450,000 and a gross income of just under £40,800, this cracking investment will yield an excellent 9.0% per year!**

**Contact Mark or Craig for much more information.**