PRICE



FREEHOLD



## AN EXTENDED 9 BEDROOM HMO INVESTMENT GENERATING IN EXCESS OF £40,800 PER YEAR FROM SIX TENANTS. Alma Road, Sheerness ME12 2NZ



FRONT







FRONT





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GF-Ground Floor

www.ruleandrule.co.uk | facebook.com/ruleandrule | T: 01795 662604

01-First Floor



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.

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information supplication. The individent of the intervention of the travel target target to the the availability of the divide target and intervention of the availability of the divide and the provide any information supplication of the travelence of the travelence of the availability of the provide any divide target target target.