

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Luton Road, Chatham, ME4 5AE

## Guide Price £260,000



Hunters are delighted to bring to the market this fabulous five bedroom HMO in Luton Road, Chatham.

A fantastic opportunity for anyone looking for an investment property, this one comes to the market with all rooms currently let to long term tenants. The property has been refurbished to a high standard by the current vendors. It's set over three floors with the downstairs being a communal lounge, the first floor has two rooms which are in good condition throughout, there is also the communal kitchen and communal shower room which again are both in good, modern condition. There is also access to the garden from the kitchen.

Upstairs you will find three further bedrooms which are all in lovely condition and well maintained by the current tenants.

The current rental amounts for the individual rooms are

Room One - £530.00 Per Month  
Room Two - £450 Per Month  
Room Three - £445 Per Month  
Room Four - £440 Per Month  
Room Five - £540 Per Month

This brings a combined monthly income of - £2405.

Outgoings  
Energy - £290 Per Month  
Water - £40 Per Month  
Landlord and Buildings Insurance - £16 Per Month  
Virgin Broadband - £24 Per Month  
Cleaner - £30 Per Month

Total - £400 per month ( approximate figures)

This property won't be around for long, Call Hunters Medway today to arrange your viewing by appointment only.

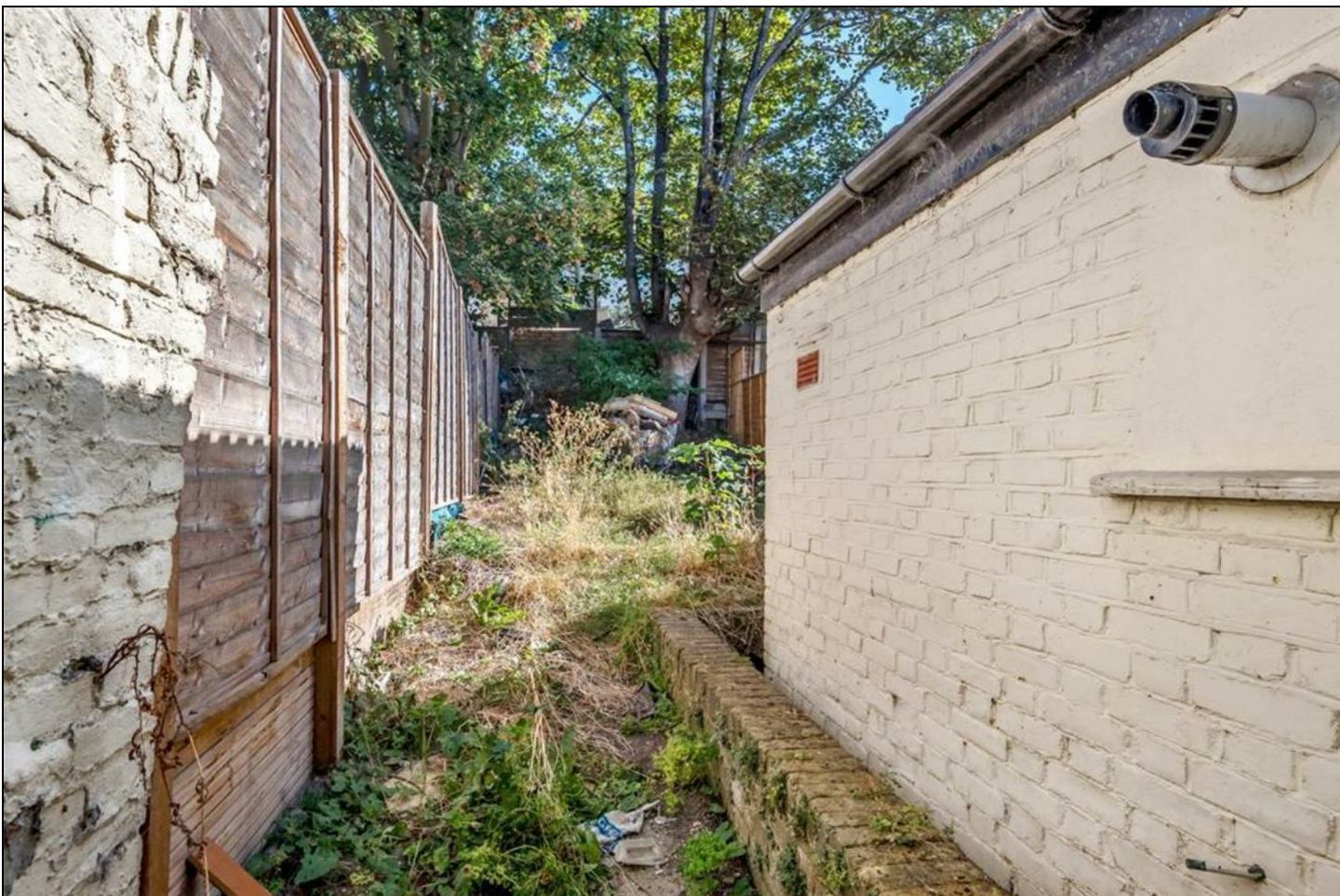
#### KEY FACTS

Broadband Status - Fibre Optic is available  
Mobile Phone Status - Good Signal by all major networks  
Drainage - The property has mains drainage  
Utilities - The property has a mains supply of Gas/Electric and Water supplies

6 Military Road, Chatham, Kent, ME4 4JA | 01634 565310  
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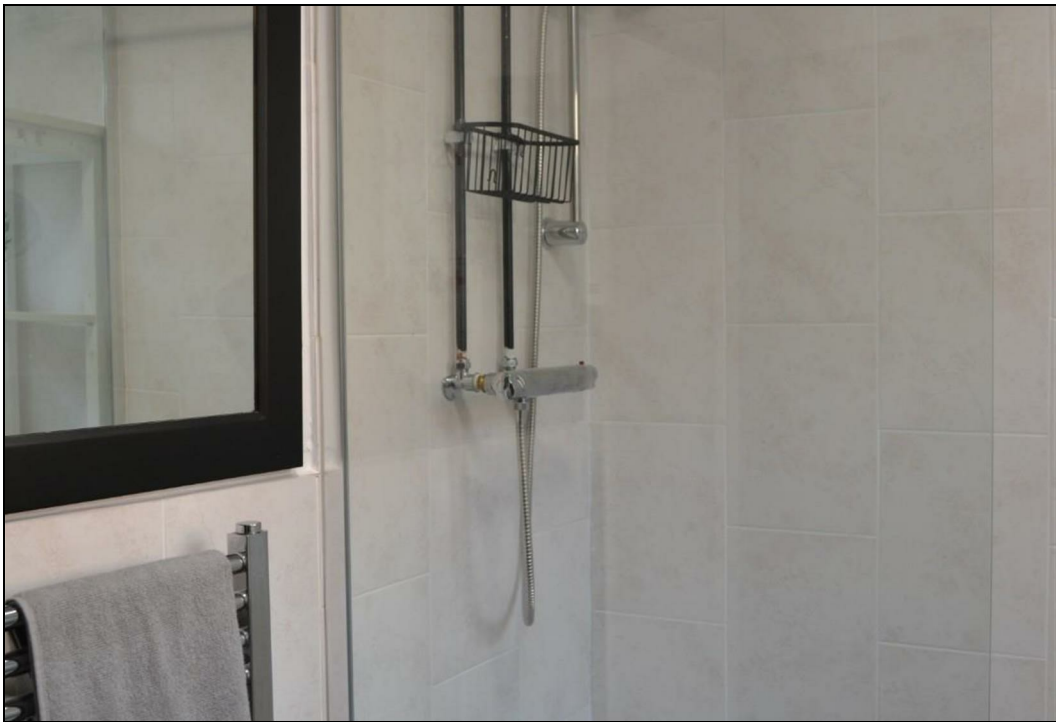




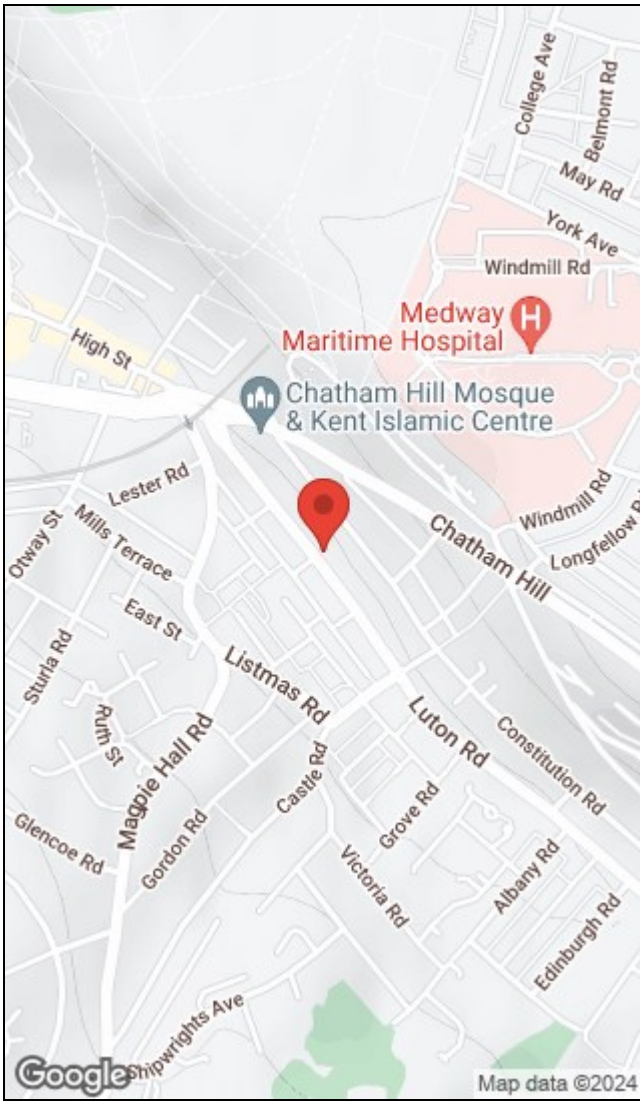
## KEY FEATURES

- FIVE BEDROOMS
- HOUSE OF MULTIPLE OCCUPANCY REGISTERED
- RECENTLY REFURBISHED
- TENANTS TO REMAIN IN SITU
- SET OVER THREE FLOORS









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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