

Wills & Smerdon

Sales • Lettings • Management



The Oaks, Forest Road
Effingham Junction, Surrey KT24 5HE





*** 3 FLAT INVESTMENT OPPORTUNITY ***

We are delighted to offer for sale these 3 fully modernised residential apartments, all Let on Assured Shorthold Tenancies with new 125 years leases.

An opportunity to purchase the whole Freehold, all fully Let, may be considered at a Price Guide of £1,600,000.





The Oaks, Forest Road Effingham Junction, Surrey

Located above Mortiboy's Dental Spa we are pleased to offer these 3 stunning modern apartments for sale as an investment opportunity.

All 3 properties have been Let on Assured Shorthold Tenancies with further details of each below. The imagery and floorplan shown are for Flat 1, with full details of each apartment available upon request.

The apartments are located in sought after Effingham Junction being just a 0.3 mile walk from Effingham Junction station with its regular service to London Waterloo & Guildford along with local stores for day to day items and the bustling town centres of Cobham & Guildford being 3 & 11 miles distant respectively.

Flat 1: 1 Bedroom apartment of 585 sq ft plus private terrace (20' x 9') and allocated parking. Let at £1,150 pcm (£13,800 gross pa) EPC: C71

Flat 2: 1 bedroom apartment of 520 sq ft plus private terrace (20' x 12') and allocated parking. Let at £1,150 pcm (£13,800 gross pa) EPC: C71

Flat 3: 1 bedroom apartment of 531 sq ft and allocated parking. Let at £1,033 pcm (£12,396 gross pa) EPC: D66

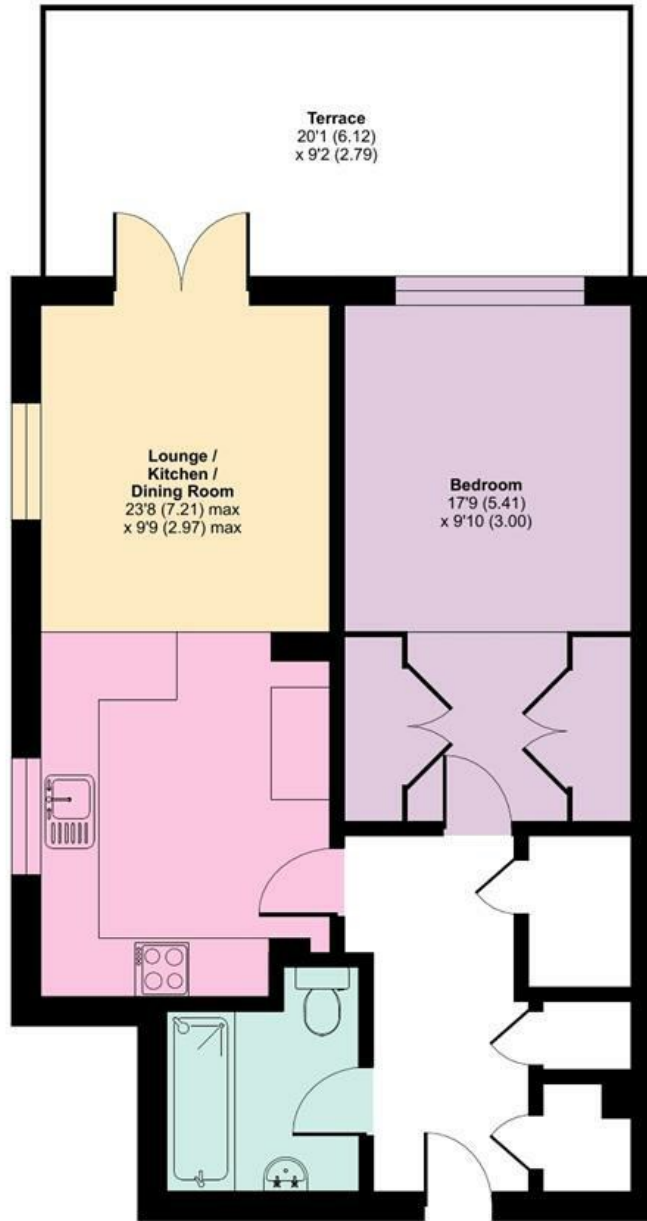
Service Charge: On demand by proportion. Share of Block Buildings Insurance Premium: Current Annual Cost: £1,478.38. Ground Rent: Peppercorn

The vendors of this investment opportunity hold the Freehold for the whole building which includes the Dental Spa to the ground floor and a further 2 room office with bathroom facilities to the second floor in all occupying over 3,000 sq ft along with outside spaces & customer car parking, for which a broader discussion in relation to the whole building may be considered.



Approximate Area = 585 sq ft / 54.3 sq m

For identification only - Not to scale



FIRST FLOOR





DIRECTIONS

From our offices in East Horsley, proceed under the railway bridge into Ockham Road North, taking the 2nd right into The Drift. Continue passed the Drift Golf Club to the end, turning left onto Forest Road. Continue for a few hundred yards where the entrance to the Dental Spa will be found on the right.

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141
Ripley Office | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343
 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

