

Oxted – 218A Pollards Oak Road, Hurst Green, Surrey RH8 0JP
Virtual Freehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Oxted – 218A Pollards Oak Road, Hurst Green, Surrey RH8 0JP

Virtual Freehold Residential Investment



Investment Consideration:

- Purchase Price: £220,000
- Gross Initial Yield: 5.98%
- Rental Income: £13,163.88 p.a.
- VAT is NOT applicable to this property
- Asset management opportunity, currently under rented
- Comprises 3-bedroom apartment (C3) arranged over first and second floor
- Situated within 1min walk from Hurst Green Train station and 1 mile from Oxted High Street, with nearby occupiers including a Pharmacy, Post Office, Costcutter, Hairdresser and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 218A (First & Second Floor)	First Floor: Kitchen, living room, bathroom Second Floor: 3 Bedrooms	Individual	6 Months from 23 July 2024	£13,163.88	Note 1: AST Note 2: Holding over
Total				£13,163.88	

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Property Description:

Comprises self-contained residential apartment arranged over first and second floor. The property is accessed from the rear and provides the following accommodation and dimensions:

First Floor: Kitchen, living room, bathroom

Second Floor: 3 Bedrooms

Total GIA: 62 sq m (667 sq ft)

Tenancy:

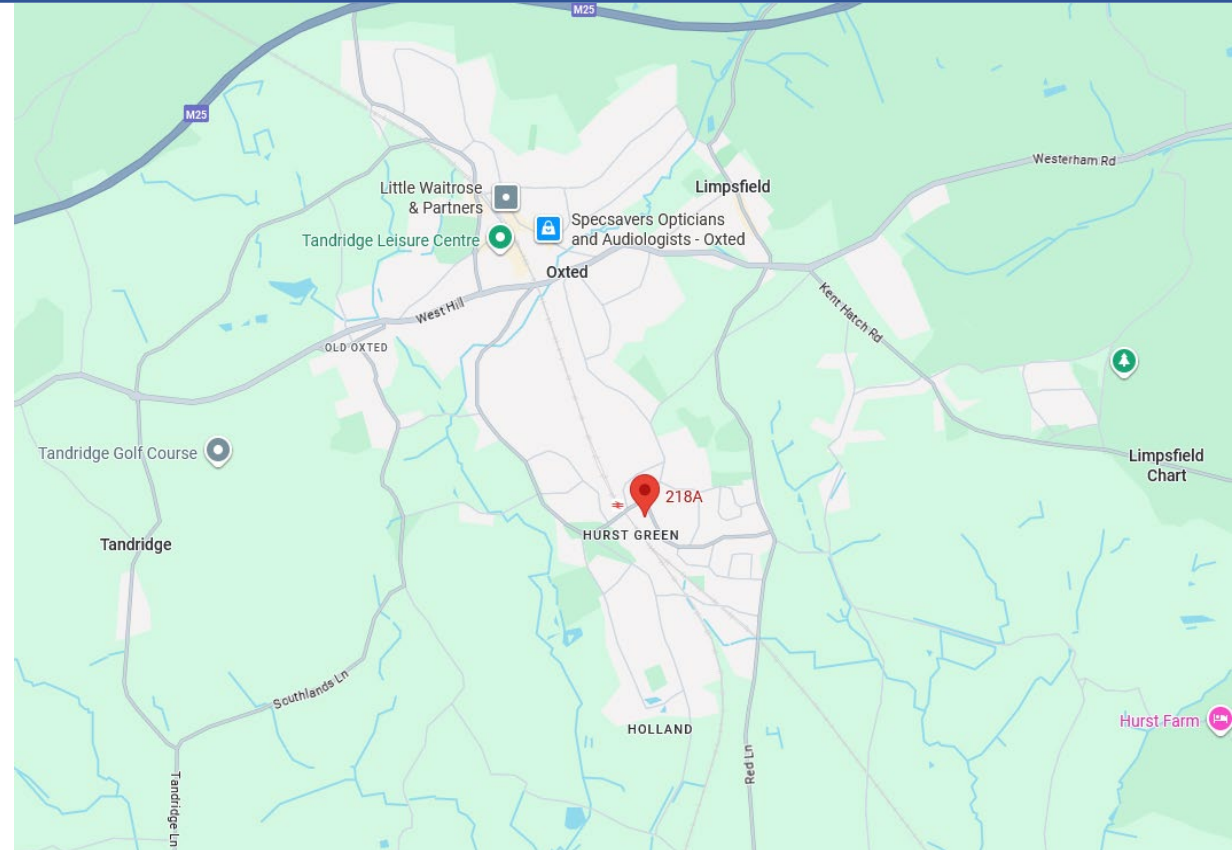
The property is at present let on AST to an Individual for a term of 6 Months from 23rd July 2024 at a current rent of £13,163.88 p.a.

Tenure:

Long Leasehold. Held on a 999 Year lease from 11th July 2012 at a ground rent of peppercorn.

Location:

Oxted is an affluent and highly desirable Surrey commuter town located in the Surrey Hills, an area of outstanding natural beauty. The A25 connects with the A22 and the Sevenoaks bypass, which both connect with the M25 motorway, providing easy access to central London (22 miles) and Sevenoaks (10 miles). Situated within 1min walk from Hurst Green Train station and 1 mile from Oxted High Street. Nearby occupiers including Post Office, Pharmacy and more.



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Contacts:

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