



Connells

Bentley Road
Willesborough Ashford

Bentley Road Willesborough Ashford TN24 0HP

for sale
£175,000



Property Description

The accommodation is well laid out and benefits from bright and airy living space, making it an appealing home for tenants. Externally, the property enjoys the rare advantage of a private garden, together with off-road parking on the driveway.

Currently generating a rental income of £1,100 per calendar month, the property presents an excellent addition to any investment portfolio, providing immediate returns from completion. Its convenient location offers easy access to Ashford town centre, local amenities, schools and transport links, ensuring continued appeal to the rental market.

Whether you are an experienced investor looking to expand your portfolio or a first-time landlord seeking a straightforward investment, this property offers an excellent opportunity in a well-established residential location.

In the private garden there is also a large outbuilding which is currently being let for £150pcm.

Agents Note

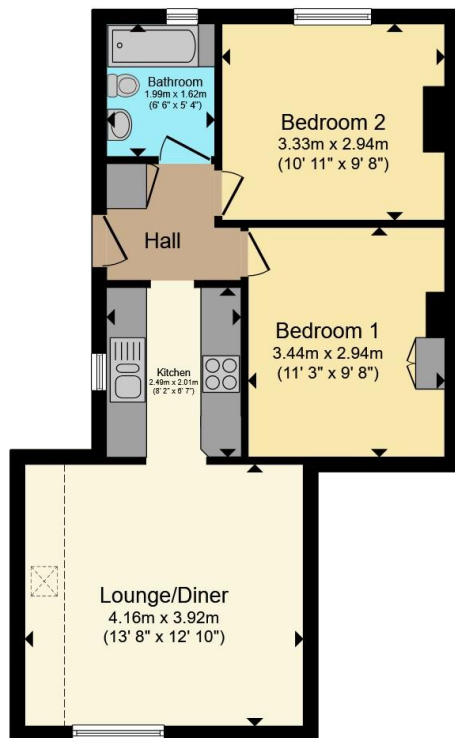
The property has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which can be reviewed by your conveyancer in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

We have been unable to verify either planning

permission or building regulation certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.





Total floor area 49.3 m² (531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01233 622206
E ashford@connells.co.uk

77 High Street
ASHFORD TN24 8SF

EPC Rating: C

Council Tax
Band: A

Service Charge:
1000.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ASH409075

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ASH409075 - 0002