

Charles Bainbridge



Laurel Row, Craddock Road, Canterbury,
CT1 1YP

£1,475,000





The opportunity

8.52% yield investment

£10,475 PCM - £125,700 Per Year

20 bedrooms **fully occupied** – 12 students, 8 professionals

Two 6-bedroom houses

Two 4-bedroom houses (rent for these houses currently is inclusive of bills)

Very Well-maintained offering low running costs

6 parking spaces

The location

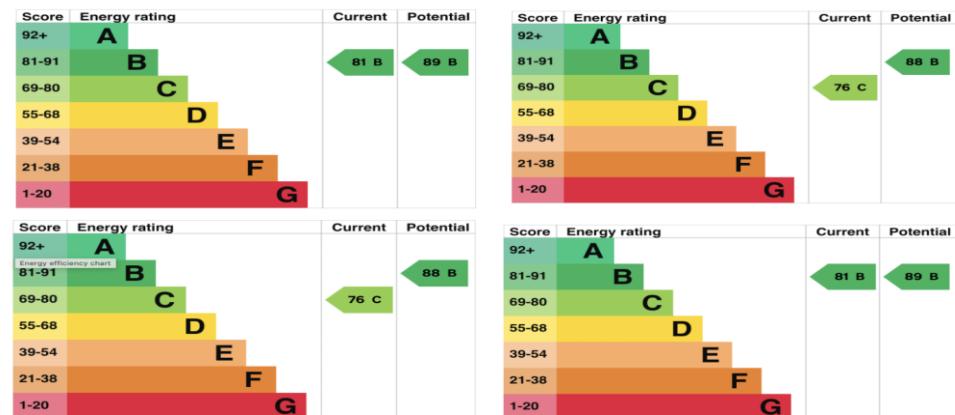
8-minute walk to Canterbury Christchurch University

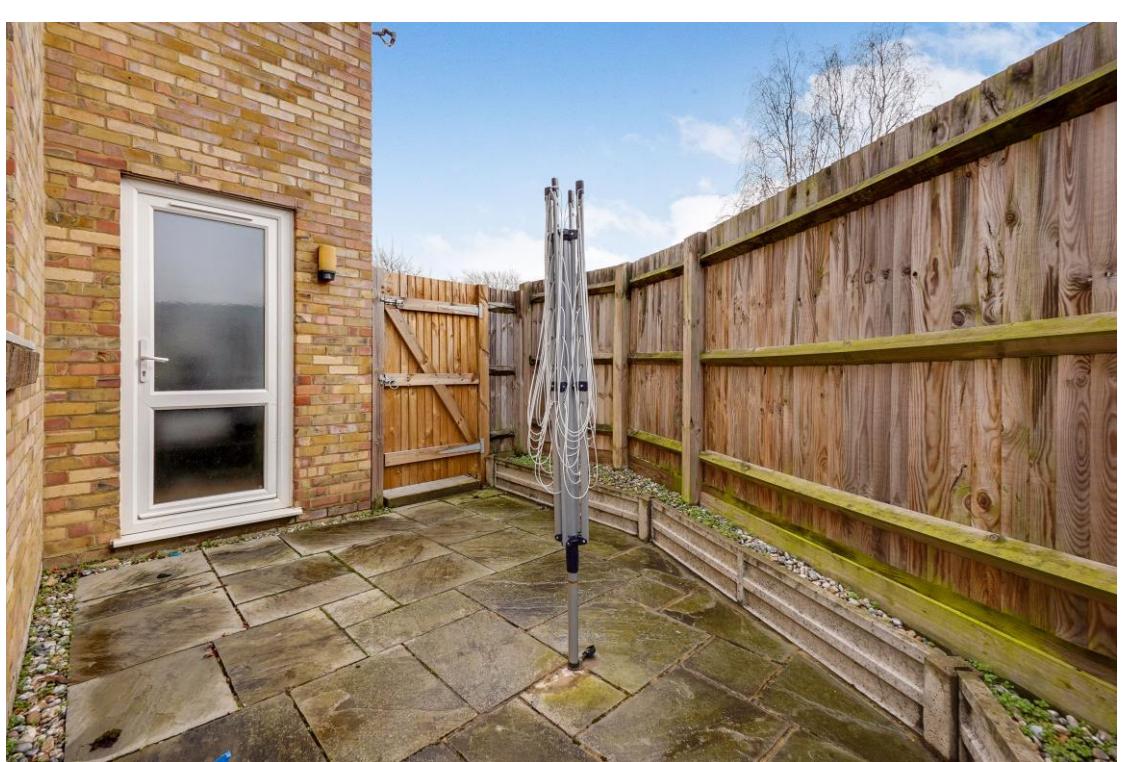
7 Minute Drive to University of Kent

15 Minute walk to Canterbury City Centre

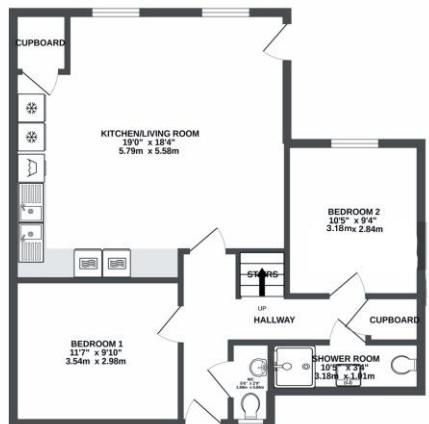
7-minute drive / 20-minute walk to Canterbury West Train Station

Perfect location for both students and professionals

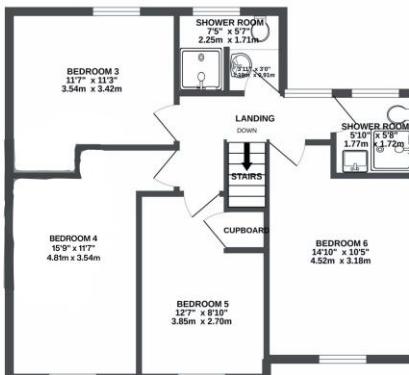




GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. All dimensions, areas and volumes given are approximate and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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