TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Clarendon Place, Dover,
CT17 9QB



229560056

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Clarendon Place, Dover, CT17 9QB

Rent currently agreed with tenant of **£1,000** per calendar month which calculates to a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Clarendon Place, Dover, CT17 9QB

229560056

Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

Well Equipped Kitchen

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,000

Market Rent: £1,150

Lounge







Kitchen







Bedrooms



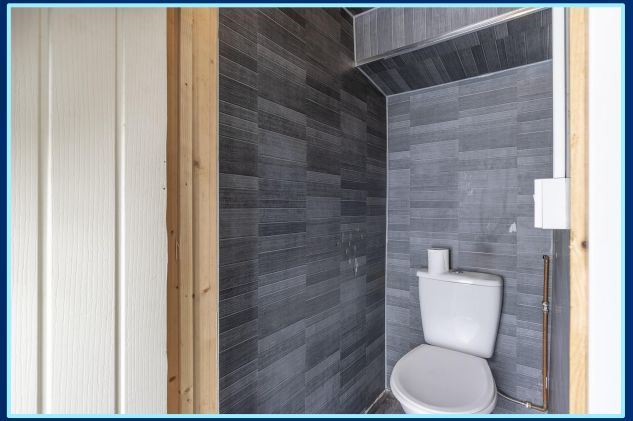




Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£185,000

10% Deposit (£5,000 Minimum)	**£18,500**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£24,500**
Purchase Balance	**£166,500**
SDLT Charge	**£10,450**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£177,950**

Your total all in costs would be ~£177,950 after taxes and fees based on a purchase price of £185,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report

This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £195,000.



2 bedroom terraced house for sale

+ Add to report

Belgrave Road, Dover

NO LONGER ADVERTISED

Marketed from 15 Feb 2025 to 15 Feb 2025 by Tersons, Dover

£195,000



2 bedroom terraced house for sale

+ Add to report

Clarendon Street, Dover, Kent

NO LONGER ADVERTISED

Marketed from 8 Oct 2023 to 28 Mar 2025 (537 days) by Wards, Dover

£195,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our lettings team.



£1,275 pcm

2 bedroom terraced house

+ Add to report

Winchelsea Terrace Dover CT17

NO LONGER ADVERTISED LET AGREED

Marketed from 13 Aug 2025 to 9 Oct 2025 (56 days) by Wards - Lettings, Dover



£1,200 pcm

2 bedroom terraced house

+ Add to report

Eaton Road, Dover, CT17

NO LONGER ADVERTISED LET AGREED

Marketed from 14 Oct 2024 to 25 Nov 2024 (42 days) by Burnap & Abel, Folkestone



Clarendon Place, Dover, CT17 9QB

PROPERTY ID: 229560056

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.