



# INVESTMENT OPPORTUNITY

Jenkinson realestates

Golf Road

Deal

Asking Price £725,000

# Freehold

151 SQ. Metres (1625.35 SQ. Feet)

Council Tax: A

EPC Rating = D

- Impressive Property
- Arranged as Three Flats
- Flats A & B have Two Bedrooms
- Flat C Offers Three Bedrooms
- Allocated Parking to Rear
- No Onward Chain

Jenkinson Estates are pleased to bring to the market this substantial property that is currently configured to provide three separate flats, situated in the town centre location of Golf Road, Deal. This investment opportunity comes to the market with no onward chain complications and really must be viewed. The property, as mentioned is separated into three flats; to the ground floor there are two flats, both offering two bedrooms, whilst the first floor offers a three-bedroom flat. Each have their own private entrance, kitchen, bath or shower rooms and outdoor space. There is also allocated parking to the rear and a single garage accessed via a shared driveway. Each flat also has their own council tax, all of which is "Band A", and have individual EPC's. There is also currently planning permission, on which has been granted for an "Erection of first floor rear extension to provide One bedroom flat" - DOV: 06/01012. When all the flats let, we have calculated the income to be in the region of £38,000. Increasing if the additional flat was added. All viewings are strictly by appointment only.



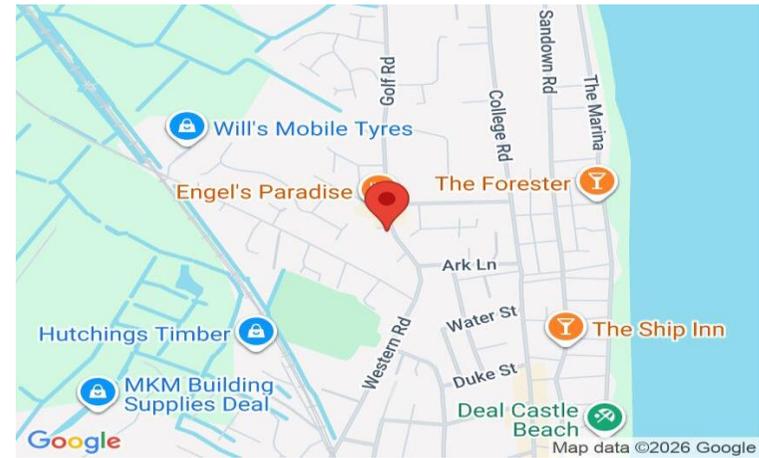




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



### Accommodation

#### Flat A

##### Entrance Hall

##### Bedroom

10'7" x 11'8" (3.23m x 3.56m)

##### Bedroom

13'1" max x 6'2" (3.99m x 1.88m)

##### Shower Room

6'1" x 5'2" (1.85m x 1.57m)

##### Living room/Dining Room

19'8" x 11'4" (5.99m x 3.45m)

##### Kitchen

6'1" x 7'4" (1.85m x 2.24m)

##### Courtyard

#### Flat B

##### Entrance Hall

##### Bedroom

11'8" max x 11'1" max (3.56m x 3.38m)

##### Bedroom

7'6" x 8'9" (2.29m x 2.67m)

##### Living room

12'9" x 10'9" (3.89m x 3.28m)

##### Kitchen

7'4" x 7'3" (2.24m x 2.21m)

##### Shower Room

7'3" x 3'8" (2.21m x 1.12m)

### Courtyard

#### Flat C (First Floor)

##### Kitchen

12'1" x 10'9" (3.68m x 3.28m)

##### Bedroom

11'9" x 8'8" (3.58m x 2.64m)

##### Inner Hall

##### Bedroom

7'0" x 5'5" (2.13m x 1.65m)

##### Bedroom

8'6" x 7'9" (2.59m x 2.36m)

##### Bathroom

8'5" x 4'8" (2.57m x 1.42m)

##### Living Room

12'1" x 11'9" (3.68m x 3.58m)

##### Balcony

#### Parking For Four Cars

#### Garage

