

oakheart

NIGHTINGALE HOUSE

£1,800,000

Price Guide

Broomfield Road, Chelmsford



- 4 parking spaces available all achieving £100 per month each
- Freehold residential block
- Current income: £107,000 pa (approx.)
- Fully let – no voids
- No rent arrears or historic defaults
- 9 × 1-bedroom apartments

A rare opportunity to acquire a freehold block of nine self-contained one-bedroom apartments, located on the edge of Chelmsford town centre, offering a strong, stable and fully compliant investment.

The building comprises 9 × one-bedroom flats, all of which meet National Space Standards and benefit from a minimum EPC rating of 'C', ensuring the property is fully compliant with current and proposed rental legislation. The block is fully let, producing a current income of approximately £107,000 per annum, with two tenancies due for rent review in April, offering immediate rental growth potential.

Investment Summary

Freehold residential block

9 × 1-bedroom apartments

Fully let – no voids

Current income: £107,000 pa (approx.)

4 parking spaces available all achieving £100 per month each

Two rent reviews pending

Gross yield: approx. 6%

No rent arrears or historic defaults

No letting fees – properties already let

This represents a clean, low-maintenance investment, ideal for investors seeking secure income with long-term capital value.

The property is positioned on the edge of Chelmsford town centre, offering excellent access to transport links, amenities, and employment centres, ensuring continued tenant demand and strong rental performance.

Additional Information.

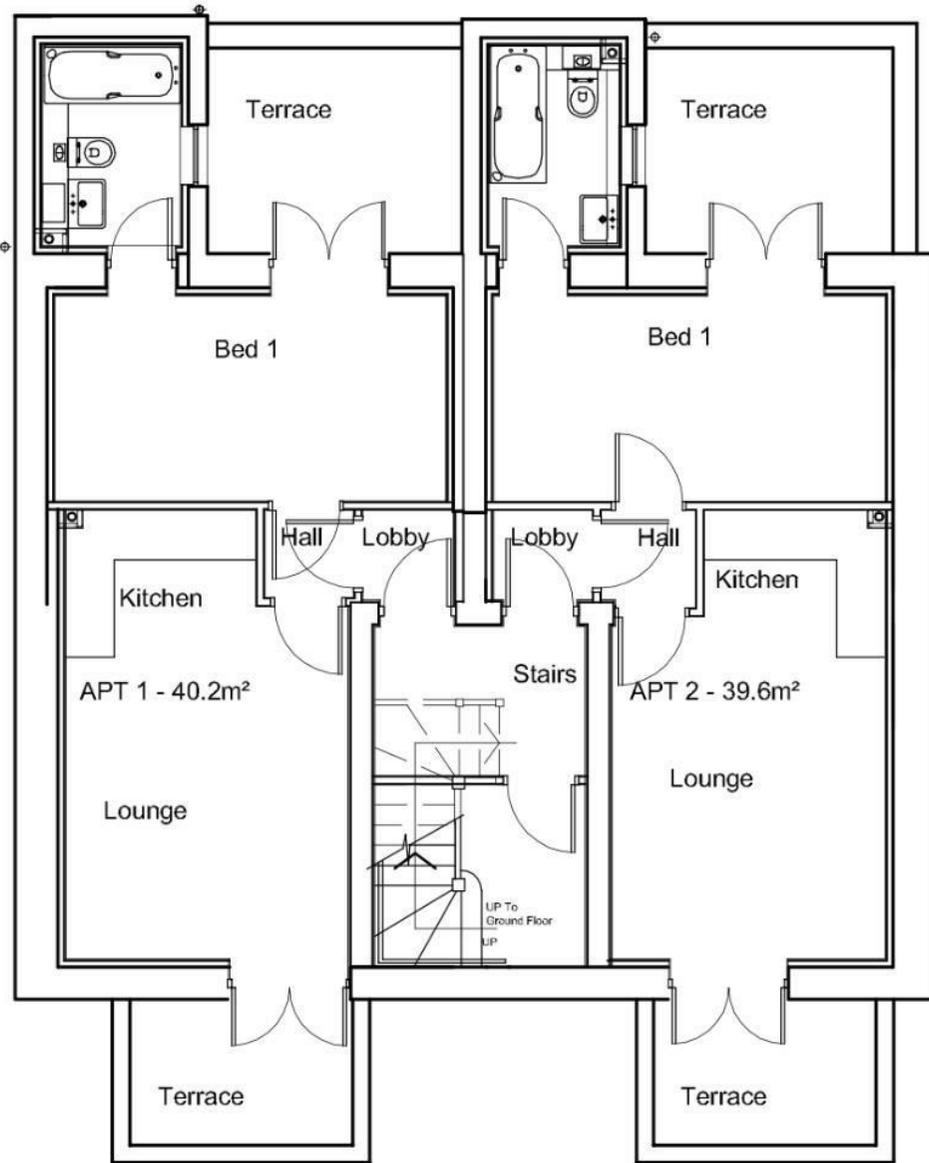
Freehold included

EPCs available for all units

Fully compliant with current rental regulations

Rent schedule available on request





BASEMENT PLAN

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC 



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