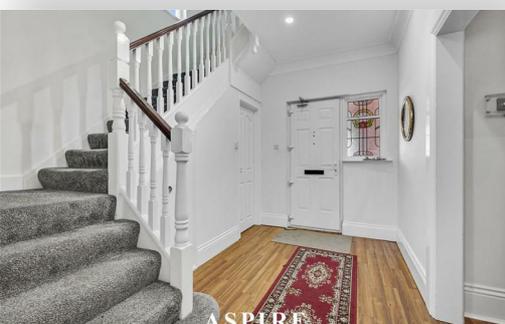


*To arrange a viewing contact us  
today on 01268 777400*



## **Long Road, Canvey Island £600,000**

Aspire are pleased to present this exceptional seven-bedroom HMO investment opportunity situated on Long Road, Canvey Island, offered for sale with tenants in situ and producing an attractive gross yield of approximately 9.75%

This substantial property is already operating as a fully established HMO, providing immediate rental income of £4,875 per calendar month (£58,500 per annum), making it an ideal purchase for investors seeking a ready-made, income-generating asset.

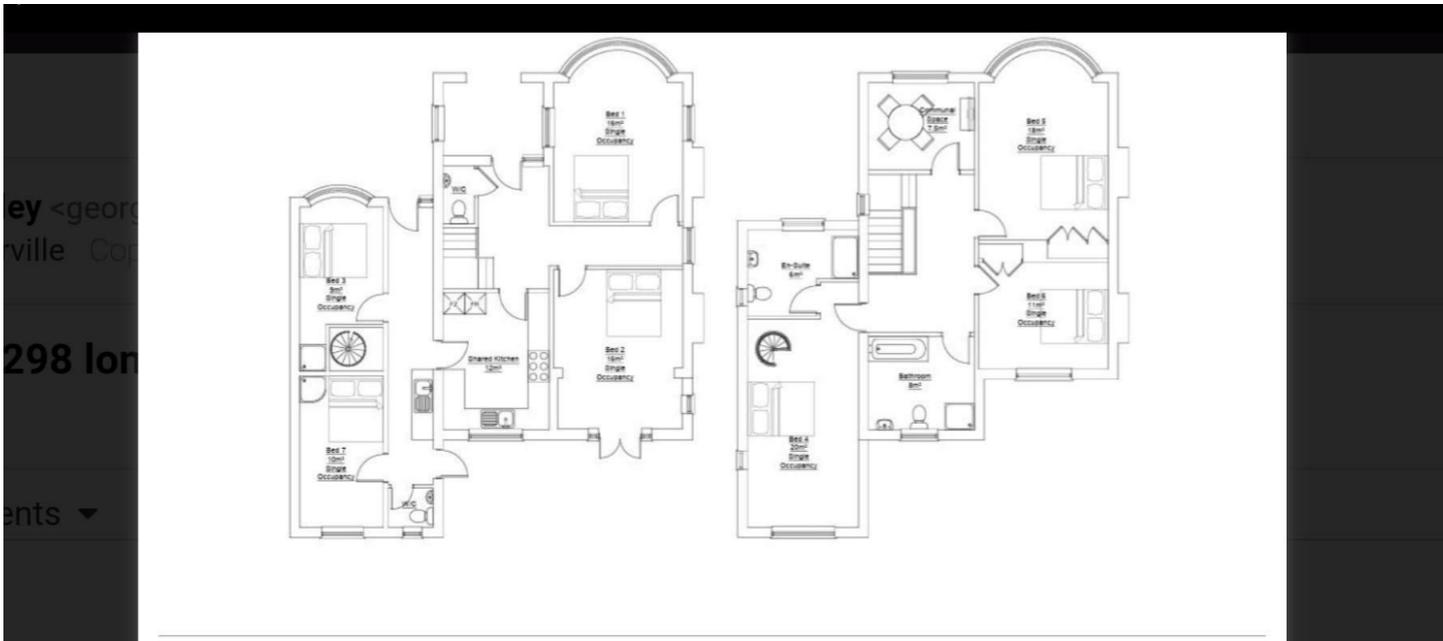
The accommodation is well configured to support multi-occupancy living, comprising seven lettable bedrooms, including three en-suite rooms, alongside two additional WCs and a communal bathroom. The layout has been designed to maximise both tenant comfort and rental performance.

Externally, the property benefits from off-street parking, with the added advantage of ample on-street parking to the front, ensuring convenience for all occupants.

The current tenants are clean, tidy, and well-established, and thoroughly enjoy living at the property, offering reassurance to any incoming investor looking for a smooth transition and continued occupancy.

This is a rare opportunity to acquire a high-yielding, large-scale HMO in a popular residential location, perfectly suited for both seasoned investors and those looking to expand their portfolio.

Further information available upon request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.