



**113 Station Road, Herne Bay, CT6 5QB**  
**Offers in excess of £650,000**



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Exceptional Investment Opportunity: Fully Tenanted Block of Flats on Station Road, Herne Bay.

Zest Homes is proud to present a remarkable investment opportunity on Station Road, Herne Bay. This well-maintained building, managed by Zest Homes for many years, accommodates eight flats spread over four floors, offering a mix of one-bedroom, studio, and two-bedroom units. The property includes both front and rear gardens, providing a pleasant living environment for tenants.

### Key Features

**Eight Flats:** Comprising three one-bedroom flats, four studio flats, and one two-bedroom flat.

**Fully Tenanted:** All units are currently let on Assured Shorthold Tenancies (ASTs).

**Consistent Rental Income:** All tenants pay their rent on time, ensuring a reliable income stream.

**Annual Yield:** The property offers a robust annual yield of approximately 9%, making it an attractive investment.

**Freehold Title:** The building holds an absolute freehold title with no individual leases on the flats.

**Current Certifications:** All EPCs, gas certificates, and Electrical Installation Condition Reports (EICRs) are up-to-date and compliant.

For more detailed information or to arrange a viewing, please contact our team at Zest Homes. We are here to answer any questions and provide further details to help you make an informed investment decision.

## Description

### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

For a free no obligation valuation of your property please contact the number quoted on the property brochure.

## Situation

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliffs of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.





### Ground Floor Flats 1,2 & 3

Floor area 136.4 m<sup>2</sup> (1,468 sq.ft.)

**TOTAL: 384.5 m<sup>2</sup> (4,139 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Flats 4,5 & 6 - First Floor

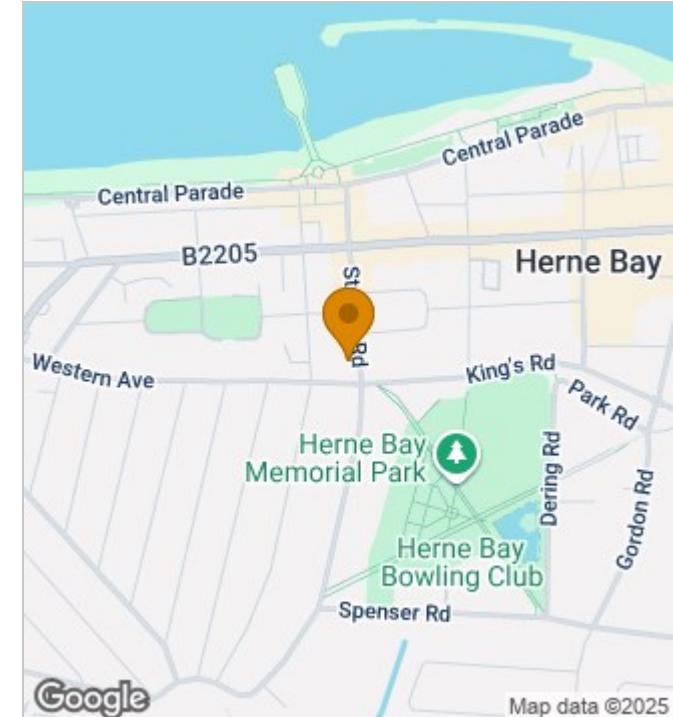
Floor area 106.3 m<sup>2</sup> (1,144 sq.ft.)

### Second Floor Flats 7 and GF Flat 8

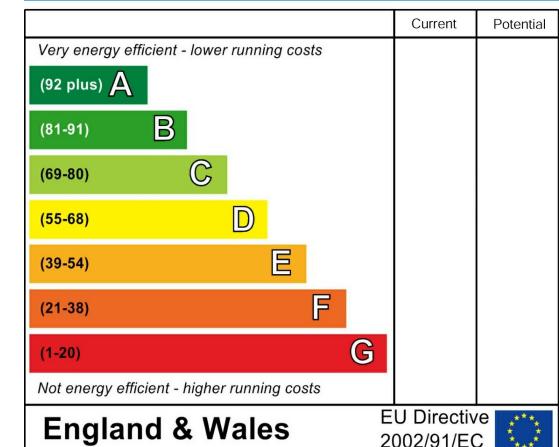
Floor area 88.6 m<sup>2</sup> (954 sq.ft.)

### Third Floor

Floor area 53.2 m<sup>2</sup> (573 sq.ft.)



### Energy Efficiency Rating



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[www.zesthomes.uk](http://www.zesthomes.uk)

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