



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

**109 Station Road, Herne Bay, CT6 5QB**  
**£575,000**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Zest Homes is delighted to present an outstanding investment opportunity on Station Road, Herne Bay. This well-maintained and professionally managed block comprises seven self-contained flats arranged over multiple floors, offering a balanced mix of spacious two-bedroom, one-bedroom, and studio accommodation. The property benefits from both front and rear garden areas, enhancing the overall appeal for tenants and supporting long-term occupancy.

### Key Features

**Seven Flats:** Comprising 2 x two-bedroom flats, 3 x one-bedroom flats, and 2 x studio flats.

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

**Strong Rental Performance:** Producing a current annual income of £60,000 providing a stable and consistent return.

**Reliable Tenancy Profile:** A history of timely rental payments contributes to dependable cash flow.

**Freehold Ownership:** The property is held on an absolute freehold title, with no individual leases in place.

**Compliance in Place:** All EPCs, gas safety certificates, and Electrical Installation Condition Reports (EICRs) are current and compliant.

This is a turn-key investment opportunity ideally suited to investors seeking a ready-made income-producing asset in a well-located coastal town with ongoing rental demand.

For further details or to arrange a viewing, please contact Zest Homes. Our team will be pleased to assist and provide any additional information required to support your investment decision.

### **Tenure: Freehold**

### **EPC Rating**

Flat 1 – D

Flat 2 – D

Flat 3 – E

Flat 4 – D

Flat 5 – C

Flat 6 – D

Flat 7 –C

### **Council Tax Bands A**