



20 Avenue Road, Herne Bay, CT6 8TB
£475,000



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EXCELLENT INVESTMENT OPPORTUNITY – FIVE SELF-CONTAINED FLATS – 9.53% RENTAL YIELD – AVENUE ROAD, HERNE BAY

Zest Homes Sales & Lettings are delighted to offer this substantial residential investment opportunity, ideally positioned on Avenue Road, Herne Bay, just a short walk from the town centre, seafront, beach and mainline railway station. Offering an attractive rental yield of 9.53%, this fully tenanted property represents an excellent opportunity for investors seeking an established income-generating asset.

Arranged over four floors, this impressive building comprises five self-contained residential flats, consisting of three one-bedroom apartments and two two-bedroom apartments, providing a desirable mix of accommodation within a popular coastal location.

All five flats are currently occupied under Assured Periodic Tenancies, offering purchasers the benefit of an established rental income from the outset. The properties are understood to be compliant with the relevant residential letting requirements, providing additional reassurance to prospective investors.

A fantastic opportunity to acquire a ready-made residential investment in a desirable and well-connected coastal location.

Description

Tenure: Freehold

EPC Ratings

Flat 1, 20, Avenue Road, HERNE BAY, CT6 8TB D

Flat 1a, 20 Avenue Road, HERNE BAY, CT6 8TB C

Flat 2, 20 Avenue Road, HERNE BAY, CT6 8TB C

Flat 3, 20, Avenue Road, HERNE BAY, CT6 8TB C

Flat 4, 20, Avenue Road, HERNE BAY, CT6 8TB C

Council Band A (For all flats)

Solicitors' Verification and Due Diligence

Prospective purchasers are advised to instruct their solicitors to undertake full due diligence and ensure that all relevant documentation relating to the property and its five individual flats is obtained, reviewed and verified prior to exchange of contracts. This should include, but is not limited to, tenancy agreements, rent schedules, deposit protection documentation, relevant licences (where applicable), Gas Safety Certificates, Electrical Installation Condition Reports (EICRs), Energy Performance Certificates (EPCs), fire safety documentation, planning permissions, building regulations approvals and any other statutory compliance records.

Purchasers' solicitors should also verify the current tenancy arrangements, rental income, legal status of each flat and any obligations associated with ownership and management of the building.

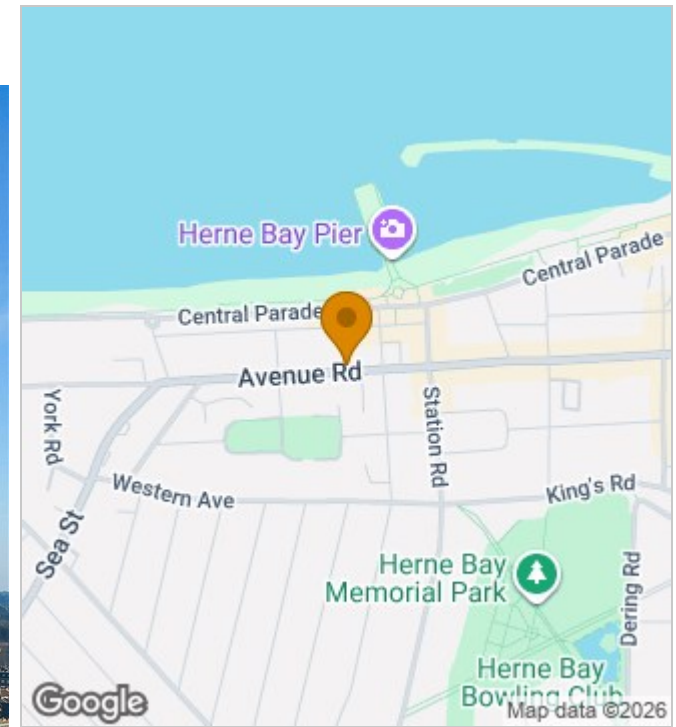
****Zest Homes Sales & Lettings makes no warranty as to the completeness or accuracy of documentation supplied, and purchasers must rely upon their own legal advisers and professional investigations before proceeding with the purchase.****

Location

Situated on the popular Avenue Road in Herne Bay, the property enjoys a highly convenient position within easy walking distance of the vibrant town centre, with its selection of independent shops, cafés, restaurants and everyday amenities.

Herne Bay's beautiful seafront, promenade and beach are also just a short stroll away, while the mainline railway station provides convenient connections towards London and neighbouring coastal towns. This sought-after location continues to appeal to tenants seeking the convenience of town-centre living combined with the benefits of a coastal lifestyle.





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	

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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.