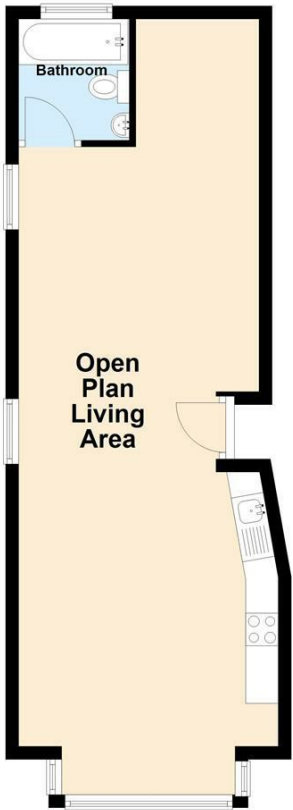


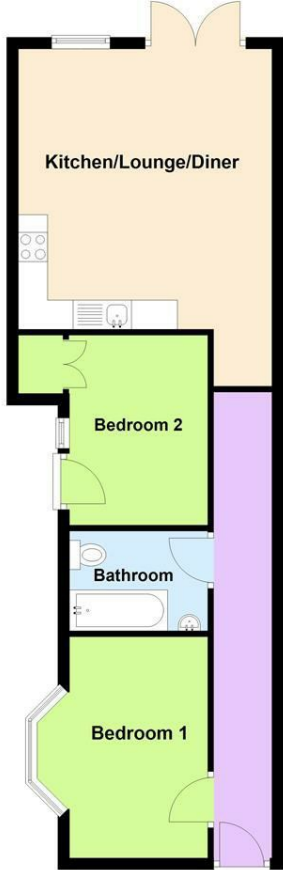
Flat A,Ground Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat B, Ground Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



- INVESTMENT OPPORTUNITY
 - SUBSTANTIAL THREE STOREY PROPERTY
 - OFF ROAD PARKING
 - WALKING DISTANCE OF WESTCLIFF STATION
 - PART OF A LARGER PORTFOLIO AVAILABLE TO PURCHASE IF REQUIRED
- ENTIRE FREEHOLD PURCHASE
 - CURRENT RENTAL INCOME APPROXIMATELY £4250 PCM
 - THREE SELF CONTAINED FLATS AND ONE STUDIO APARTMENT
 - SHORT WALK TO HAMLET COURT ROAD AND THE SEAFRONT

Meteor Road, Westcliff-On-Sea, SS0 8DG

Asking Price £830,000

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should 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 representations or warranty in respect of the property.

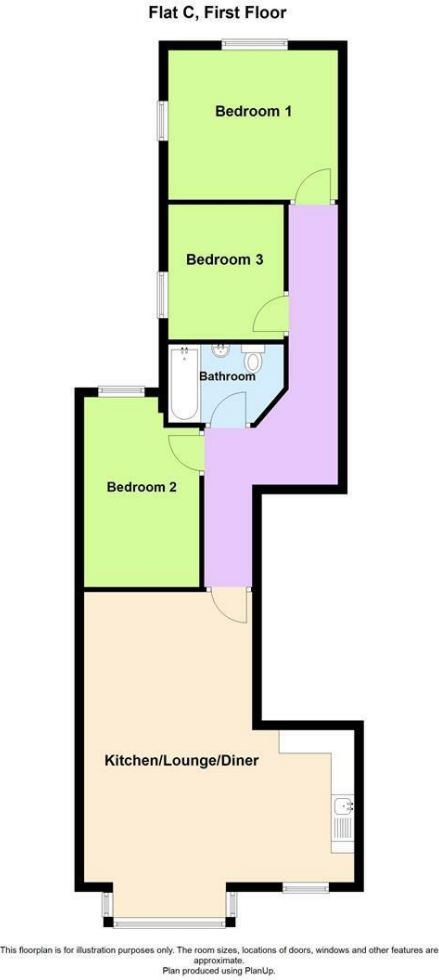
* INVESTMENT OPPORTUNITY *

ENTIRE FREEHOLD PURCHASE OF THIS SUBSTANTIAL THREE STOREY PROPERTY COMPRISING OF THREE FLATS AND ONE STUDIO FLAT

CURRENTLY PRODUCING A RENTAL INCOME OF CIRCA £4,250 PER CALENDAR MONTH.

Located close to Westcliff Station, the Seafront and Hamlet Court Road with parking to the front.

This block of 4 flats is available to purchase individually or as part of a larger portfolio totalling 8 units. The complete portfolio includes this block and two additional multi-unit blocks, offering an excellent opportunity for investors

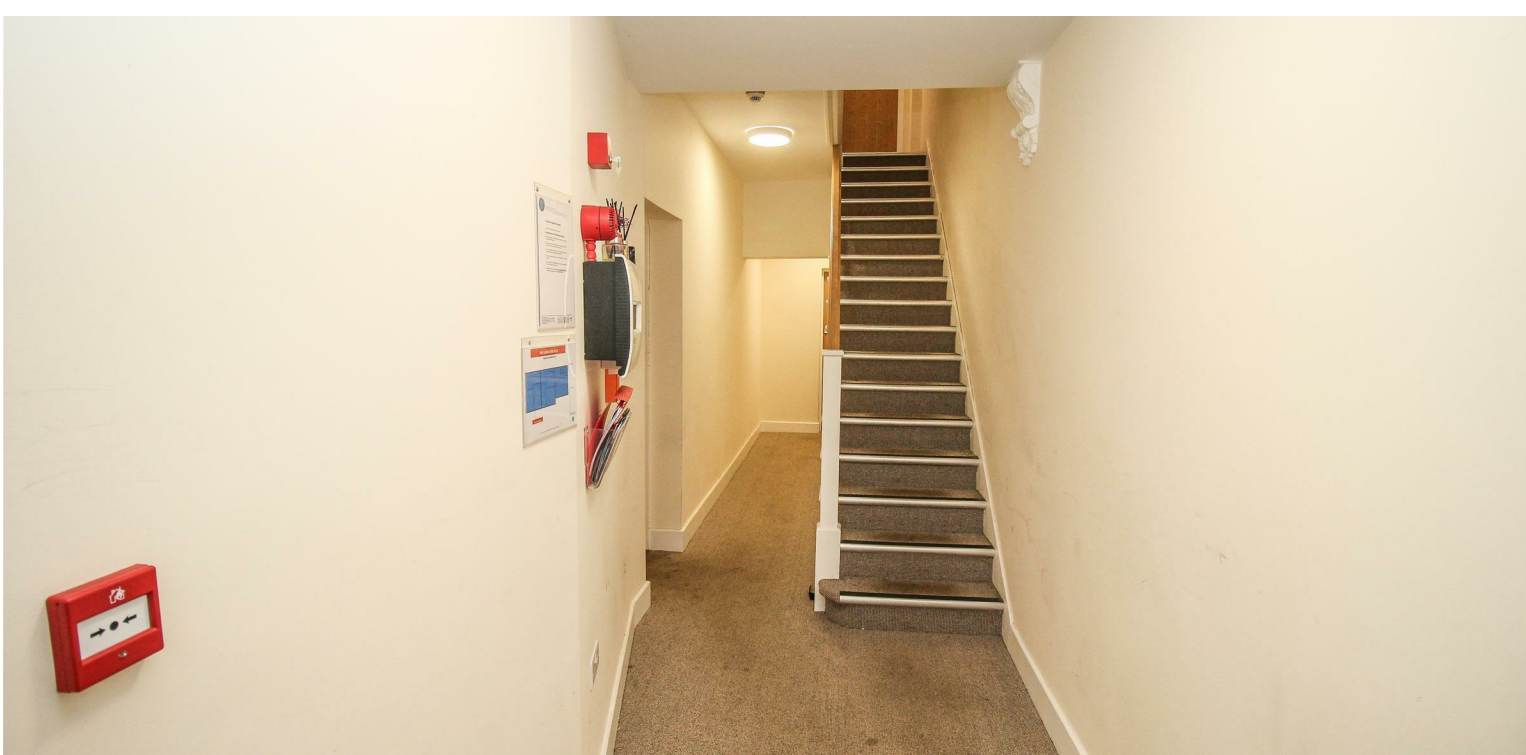


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





FLAT 20A

GROUND FLOOR STUDIO APARTMENT
GAS CENTRAL HEATING
FITTED KITCHEN
WHITE BATHROOM SUITE
LARGE STORAGE AREA

FLAT 20B

TWO BEDROOM GROUND FLOOR FLAT WITH PARKING SPACE AND PRIVATE GARDEN
GAS CENTRAL HEATING
FITTED KITCHEN
WHITE BATHROOM SUITE
OPEN PLAN KITCHEN/LIVING ROOM

FLAT 20C

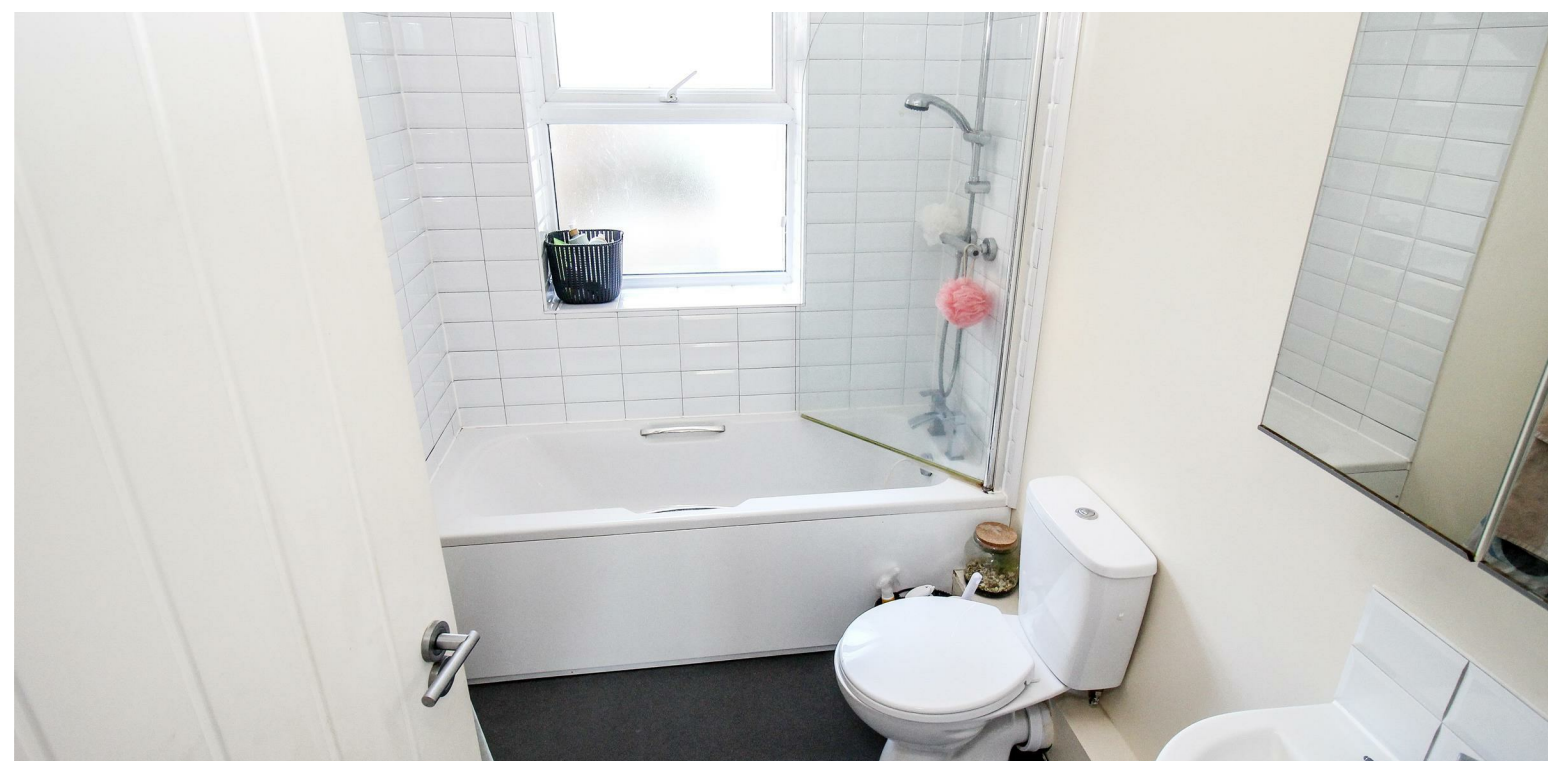
LARGE THREE BEDROOM FIRST FLOOR FLAT WITH PARKING SPACE
GAS CENTRAL HEATING
OPEN PLAN KITCHEN / LIVING AREA
WHITE BATHROOM SUITE
VERY SPACIOUS THROUGHOUT

FLAT 20D

SPACIOUS ONE BEDROOM SECOND FLOOR FLAT
GAS CENTRAL HEATING
LARGE DOUBLE BEDROOM
LARGE BATHROOM
OPEN PLAN KITCHEN / LIVING AREA

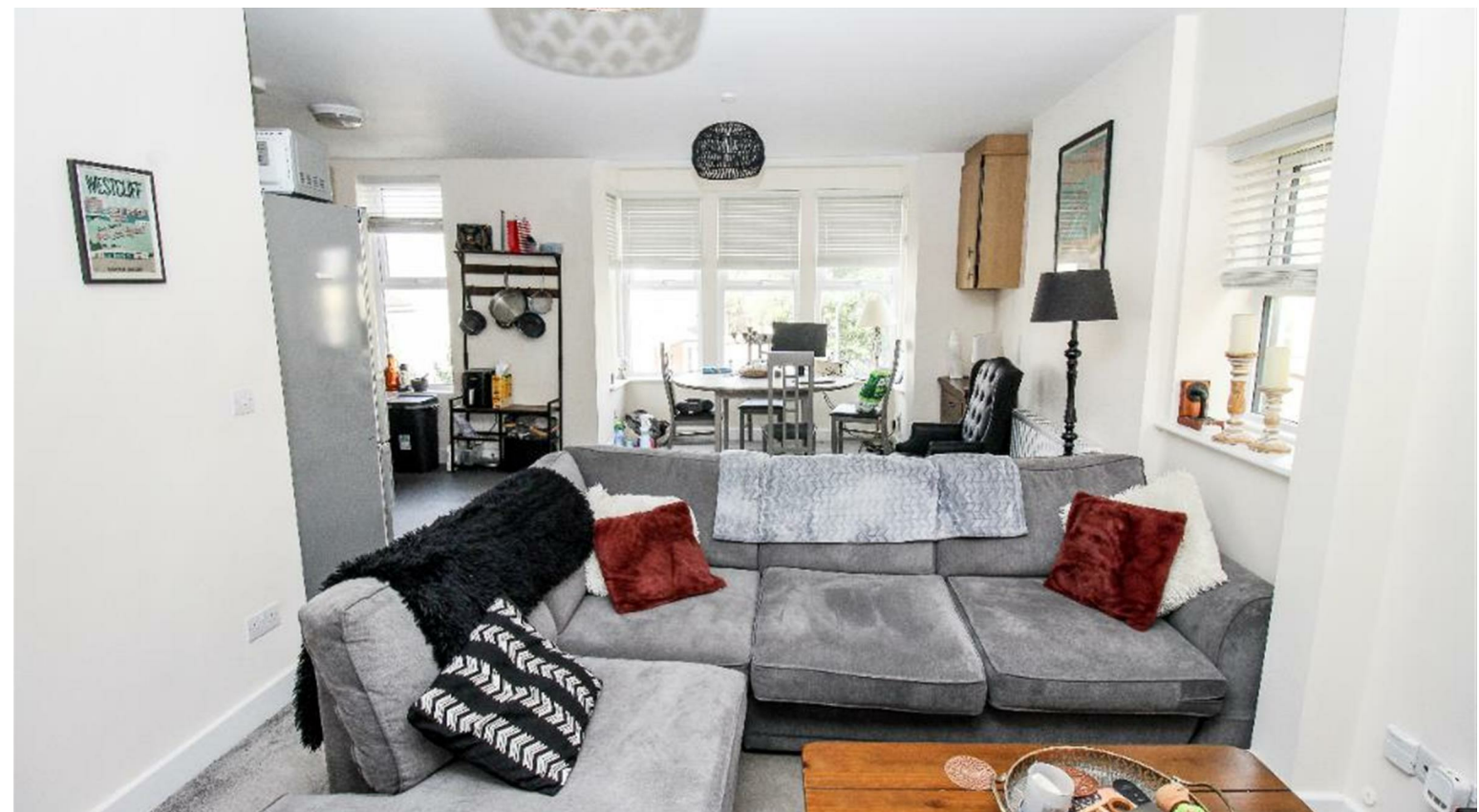
COUNCIL TAX BANDS

FLAT 20A - BAND A
FLAT 20B - BAND B
FLAT 20C - BAND B
FLAT 20D - BAND A



WHAT - INVESTMENT OPPORTUNITY - ENTIRE FREEHOLD PURCHASE OF THREE SELF CONTAINED FLATS AND ONE STUDIO APARTMENT LOCATED CLOSE TO WESTCLIFF STATION, HAMELT COURT ROAD AND THE SEAFRONT.

WHY - CURRENTLY GENERATING A MONTHLY RENTAL INCOME OF CIRCA £4,250 THE PROPERTY REPRESENTS AN IDEAL INVESTMENT OPPORTUNITY



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on 01702 710555 if you wish to arrange a viewing appointment for this
property or require further information.