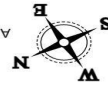


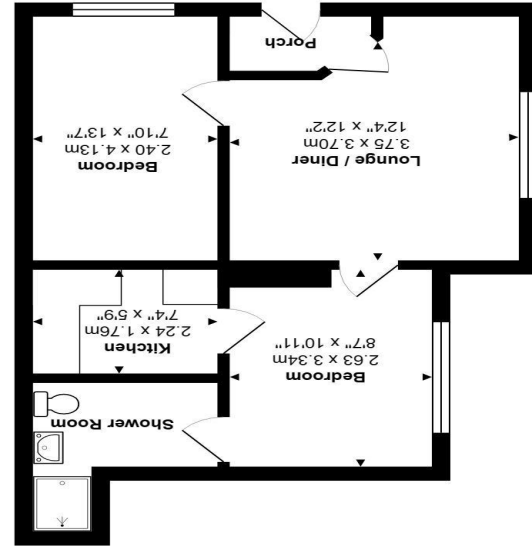
Energy Efficiency Rating	
Current	Potential
63	72
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



All measurements are approximate and for display purposes only



Total Area: 45.1 m² ... 485 ft²



FREEHOLD BLOCK of Flats Linden Rd Moordown



FREEHOLD BLOCK of Flats Linden Rd Moordown



Clarkes are delighted to offer this INVESTMENT OPPORTUNITY - FREEHOLD INVESTMENT with scope to add more rooms and amenities and increase income.

5 x Flats currently yielding £45k pa currently. All Tenants on ASTs

Flat 1a GFF- Offering a private entrance and ORP - 2 bedrooms, shower room, kitchen and living room/diner. currently rented at £550pcm (discounted to family member - rent = £800 after refurb).

Communal Entrance leading to:

Flat 1b - GFF - 1 bed flat currently rented at £650pcm

Flat 2 - FFF - 2 bedrooms, bathroom, kitchen and living room/diner. currently rented at £900pcm

Flat 3 - SFF - 2 bedrooms, shower room, kitchen and living room/diner. currently rented at £850pcm

Flat 3a - SFF - 1 bedroom, kitchen diner, shower room and separate living room. currently rented at £660pcm (discounted to family member - rent review = £800pcm)

BREAK UP RE-SALE VALUE AS IS - with no Alterations

TOTAL £790,000 to £810,000

OPPORTUNITY TO ADD MORE VALUE

1. Refurb and Alter Outside Space for 2 x GFF to increase rent yield and capital value of these units by 40 to 50%
2. Split FFF into 2 units replicating the Top Floor to increase rent yield and capital value by 50%

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

FREEHOLD INVESTMENT

Purpose Built Block of 5 Flats

Fully Let on ASTs



Clarkes Properties - 696 Wimborne Road, BH9 2EG
 Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
 www.clarkesproperties.co.uk

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