

Victoria Drive, Bognor Regis, PO21 2RL



- Investment Property
- Tenants In Situ
- Gross Yield 8.4%
- Ground Floor Apartment
- Popular Location
- Council Tax Band: A

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TEL: 01243 861344



What the agent says... “ ”

Clarks are pleased to present this beautiful ground floor flat located in the Streete Court Development of Victoria Drive with tenants in situ. This flat is in close proximity to the Seafront Promenade and Aldwick shops. The property has been recently decorated with neutral décor and has double glazing.

The accommodation comprises of a main dual aspect living room, a separate fitted kitchen and a modern bathroom with white suite. Finally there is another room which is currently used as a bedroom, but does not have a window.

This property would make an excellent investment with a ready income. The property is tenanted until September 2023 at £770 PCM, offering investor buyers a gross yield 8.4%.

Accommodation

Entrance Hall: 8' 5" x 6' 2" (2.59m x 1.88m)

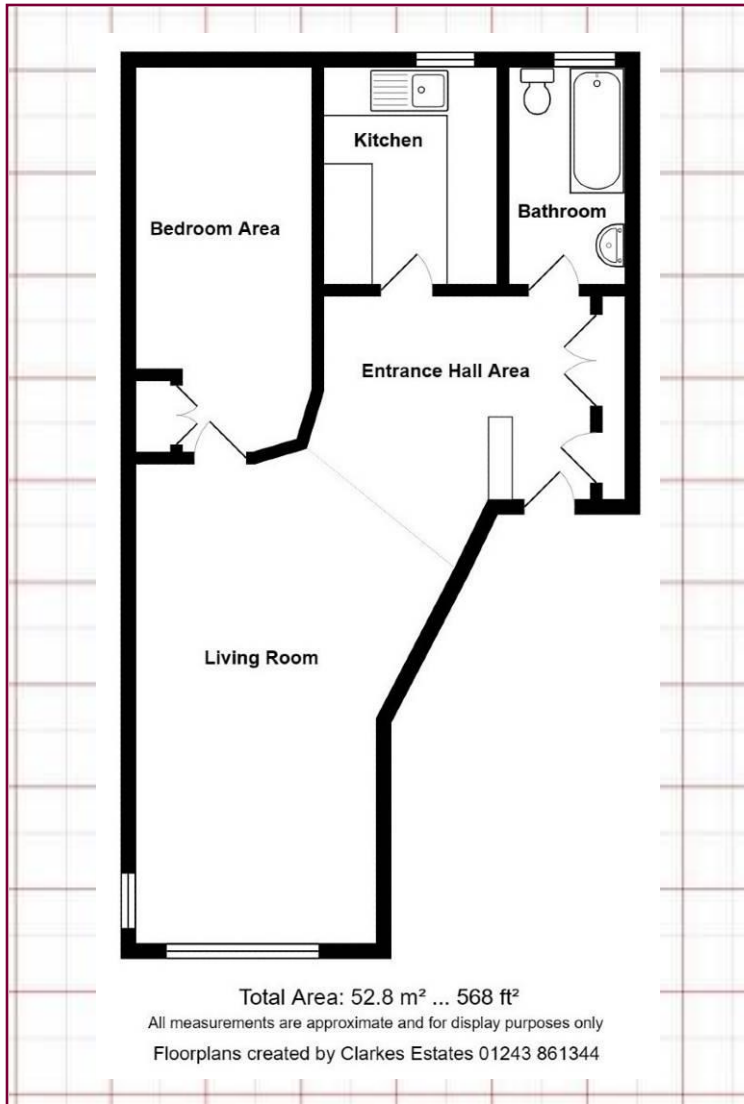
Living Room: 19' 10" x 10' 0" (6.05m x 3.07m)

Kitchen: 8' 11" x 7' 3" (2.72m x 2.21m)

Bedroom: 16' 0" x 7' 3" (4.88m x 2.21m)

Bathroom: 8' 11" x 4' 9" (2.74m x 1.45m)

Lease Information: The vendor informs us that this property has 170 years remaining on the lease. The ground rent is £100 pa and the current maintenance charge is £3157.28 pa. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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