



Owen  
Isherwood  
CHARTERED SURVEYORS

Phoenix House, Forest Road, Effingham Junction, KT24 5HE

**FOR SALE | 1,636 SQ FT**



## Residential Investment Opportunity

- 3 Fully Beautifully Presented 1 Bedroom Apartments
- All Let on AST's
- Allocated Parking For One Car Per Apartment
- 0.3 Mile Walk to Station to Waterloo/Guildford
- All Apartments Sold with New 125 Year Leases
- A Wider Discussion in Relation to Whole Freehold May be Considered.



## Location

Located above Mortiboys Dental Spa we are pleased to offer these 3 stunning modern apartments for sale as an investment opportunity.

The apartments are located in sought after Effingham Junction being just a 0.3 mile walk from Effingham Junction station with its regular service to London Waterloo & Guildford along with local stores for day to day items and the bustling town centres of Cobham & Guildford being 3 & 11 miles distant respectively.

## Description

All 3 properties have been Let on Assured Shorthold Tenancies.

Flat 1: 1 Bedroom apartment of 585 sq ft plus private terrace (20' x 9') and allocated parking. Let at £1,150 pcm (£13,800 gross pa) EPC: C71

Flat 2: 1 bedroom apartment of 520 sq ft plus private terrace (20' x 12') and allocated parking. Let at £1,150 pcm (£13,800 gross pa) EPC: C71

Flat 3: 1 bedroom apartment of 531 sq ft and allocated parking. Let at £1,033 pcm (£12,396 gross pa) EPC: D66

## Service Charge

Service Charge: On demand by proportion. Share of Block Buildings Insurance Premium: Current Annual Cost: £1,478.38. Ground Rent: Peppercorn

## Accommodation

Name	sq ft	sq m	Availability
Unit - Flat 1	585	54.35	Available
Unit - Flat 2	520	48.31	Available
Unit - Flat 3	531	49.33	Available
<b>Total</b>	<b>1,636</b>	<b>151.99</b>	

## Price

£699,000

## Rates & Charges

Service charge: On Application  
Rates payable: On Application

## Legal costs

Each party to bear their own legal costs incurred in the transaction



## Contact

### Alex Bellion

T: 01483 300176  
M: 07971 756068  
E: alex@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated