



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

## Legal costs

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



## Contact

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