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GRAY**

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FREEHOLD INVESTMENT OPPORTUNITY – 6 SUPERB APARTMENS

Imperial Manor, 34 Clifftown Parade, Southend on Sea

Asking Price: £1.6m Freehold – Producing approximately £67,000 per annum



Standing in one of the most sought after locations with its picturesque settings in the conservation area is this impressive **FREEHOLD INVESTMENT OPPORTUNITY**.

This superb residential investment with its picturesque settings offers six apartments with clifftop and panoramic sea views.

Each of the apartments vary between 1 or 2 bedrooms, with long terms tenants. Located close to Southend High Street with its array of shops, restaurants, bars and Southend Central mainline railway station are all within access as well as Southend's International Airport.

- Superb Investment Opportunity
- Sought after conservation area
- Comprising 6 one and two bed apartments
- Idyllic seafront location
- 7 Garages in a block to rear
- All apartments are tenanted
- This is a rare opportunity to acquire an entire freehold double fronted block in this prime residential location overlooking the Thames estuary.

INCOME

This investment currently produces approximately £67,000 per annum and offers great potential for a further uplift in the rental income.

Apartment 1 – 2 Bed G/Floor – 807 sq.ft

Lounge – 16'5 x 16'4 – with sea views

Kitchen – 15'4 x 5'4

Bedroom 1 – 18'9 x 11'4

Bedroom 2 – 14'5 x 7'1

Bathroom – 11'4 x 7'4

Apartment 2 – 2 Bed G/Floor – 861 sq.ft

Lounge – 19'4 x 15'1

Kitchen – 10'8 x 8'3

Bedroom 1 – 14'4 x 14'3

Bedroom 2 – 10'9 x 6'9

Bathroom

Apartment 3 – 1 Bed F/Floor – 635 sq.ft.

Measurements to be confirmed.

Apartment 4 – 1 Bed F/ Floor – 796 sq.ft.

Lounge/diner – 22'6 x 11'9

Kitchen – 11'5 x 7'9

Bedroom – 14'4 x 11'9

Bathroom – 14'7 x 6'8

Apartment 5 – 1 Bed 2nd Flr – 527 sq.ft.

Lounge – 14'2 x 13'6

Kitchen 10'4 x 4'2

Bedroom – 13'4 x 13'3

Bathroom – 12'7 x 4'2

Seaviews from the Balcony

Apartment 6 – 1 Bed 2nd Flr – 462 sq.ft

Lounge – 13'9 x 13'2

Kitchen – 7'9 x 3'7

Bedroom – 14'4 x 12'9 Bathroom





Communal Garden

Fabulous communal gardens.

Garage

7 Parking Spaces

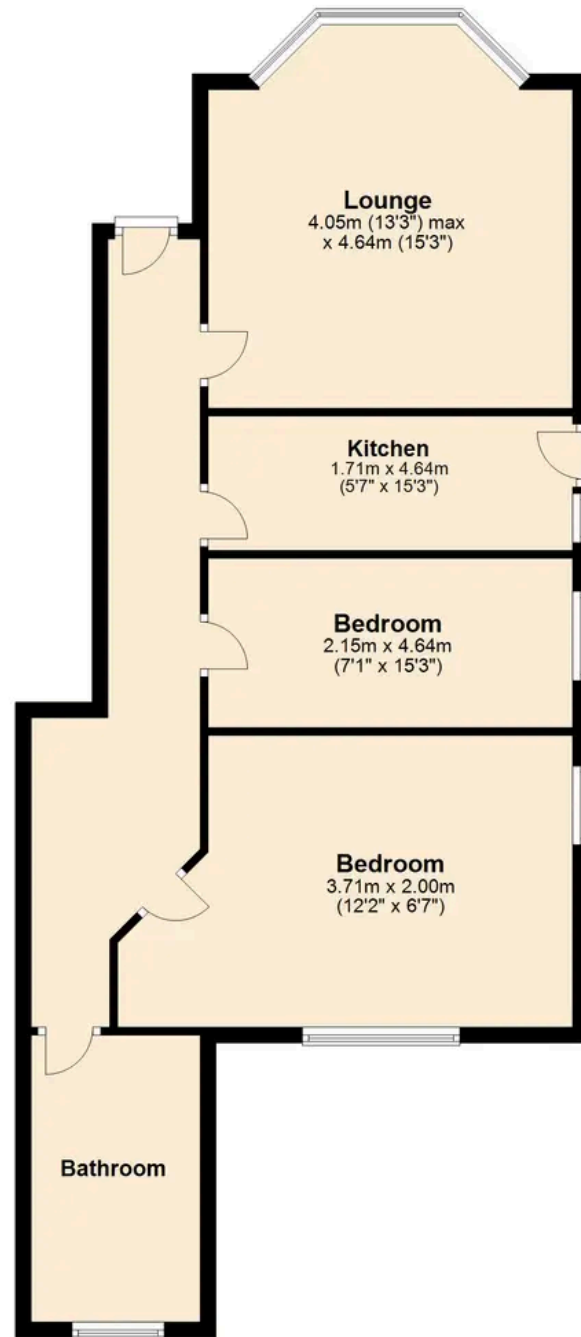
7 Fully let lock-up garages in a block at the rear of the property with additional parking area.

Summary

This freehold property allows the opportunity of a potential rear extension and re-configuration which would provide an uplift in the capital value of this asset and rental income (subject to the necessary planning consent required).

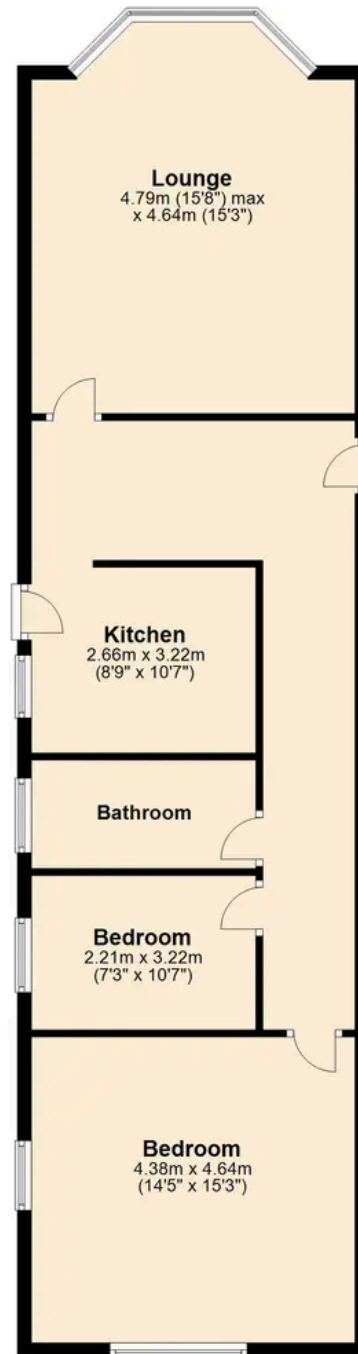
- This investment has been in the same family ownership for over 30-years and has never been offered on the market for sale.
- This building provides wonderful character properties within this prime location overlooking the Thames estuary
- An ideal investment for a purchaser looking for a long term hold with strong future appreciation
- Rare opportunity to acquire an entire freehold in this location (without individual flats having been sold off beforehand)

Ground Floor



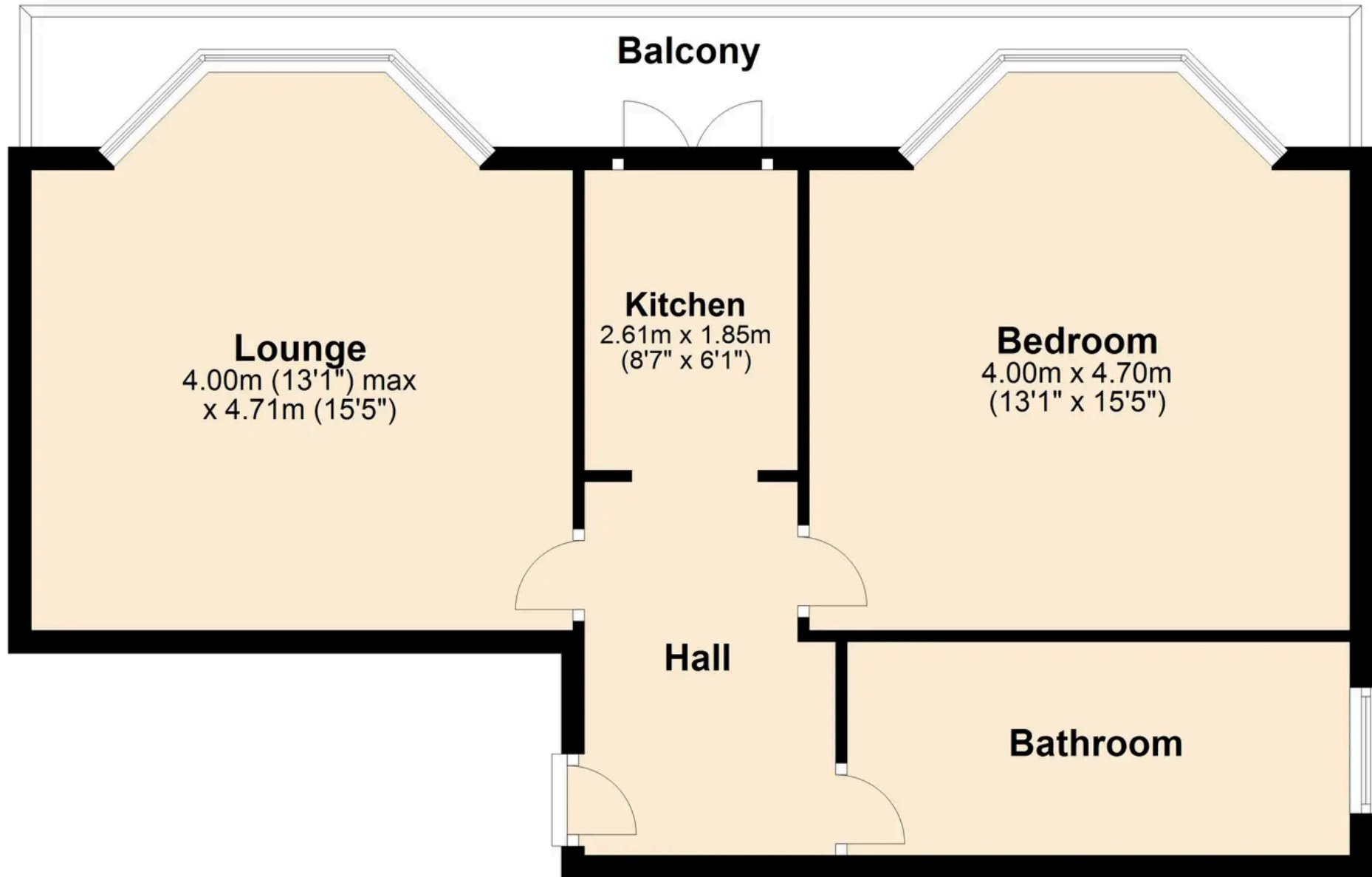
Flat 1 Imperial Manor, 34 Clifftown Parade, Southend on Sea

Ground Floor



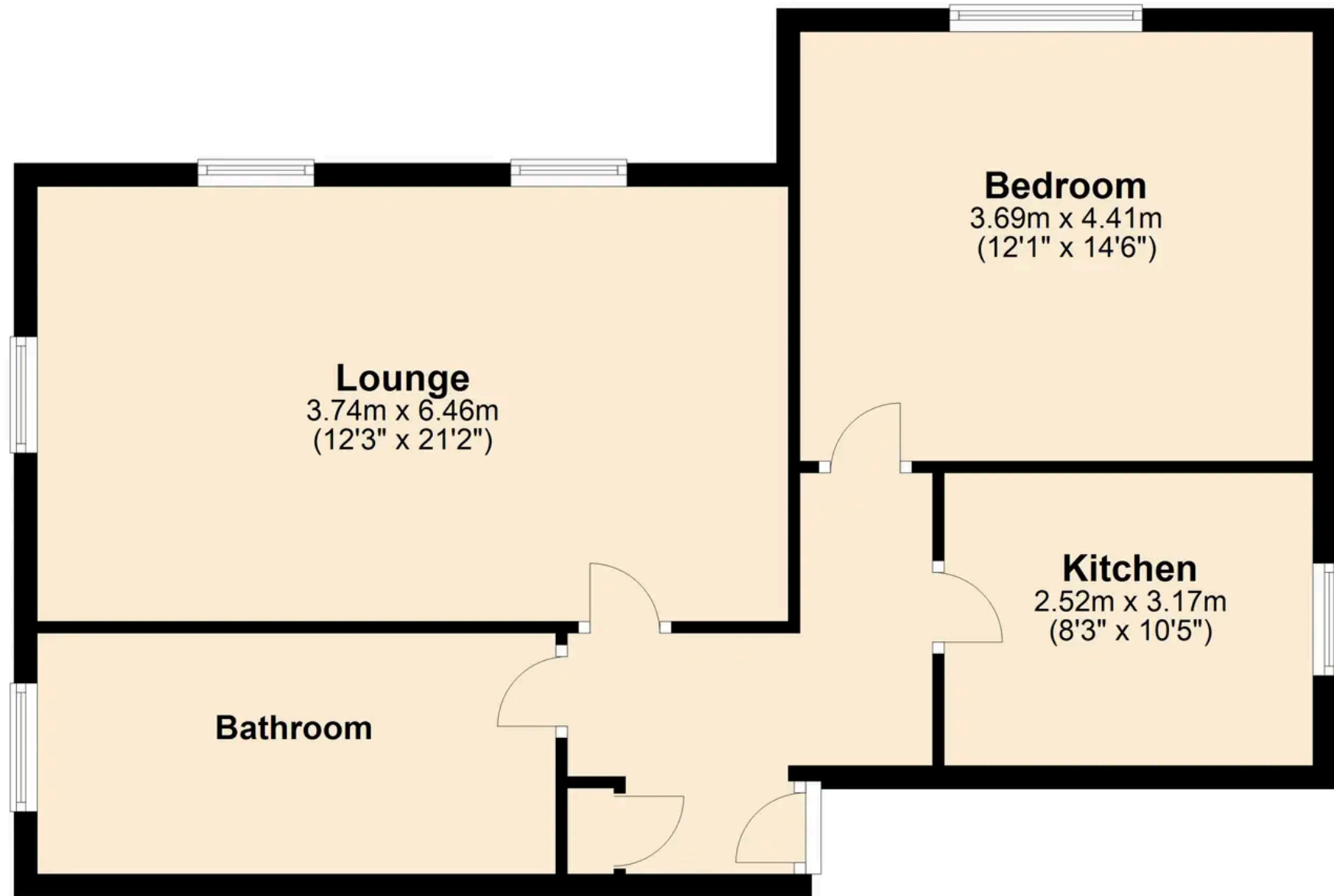
Flat 2 Imperial Manor, 34 Clifftown Parade, Southend on Sea

First Floor



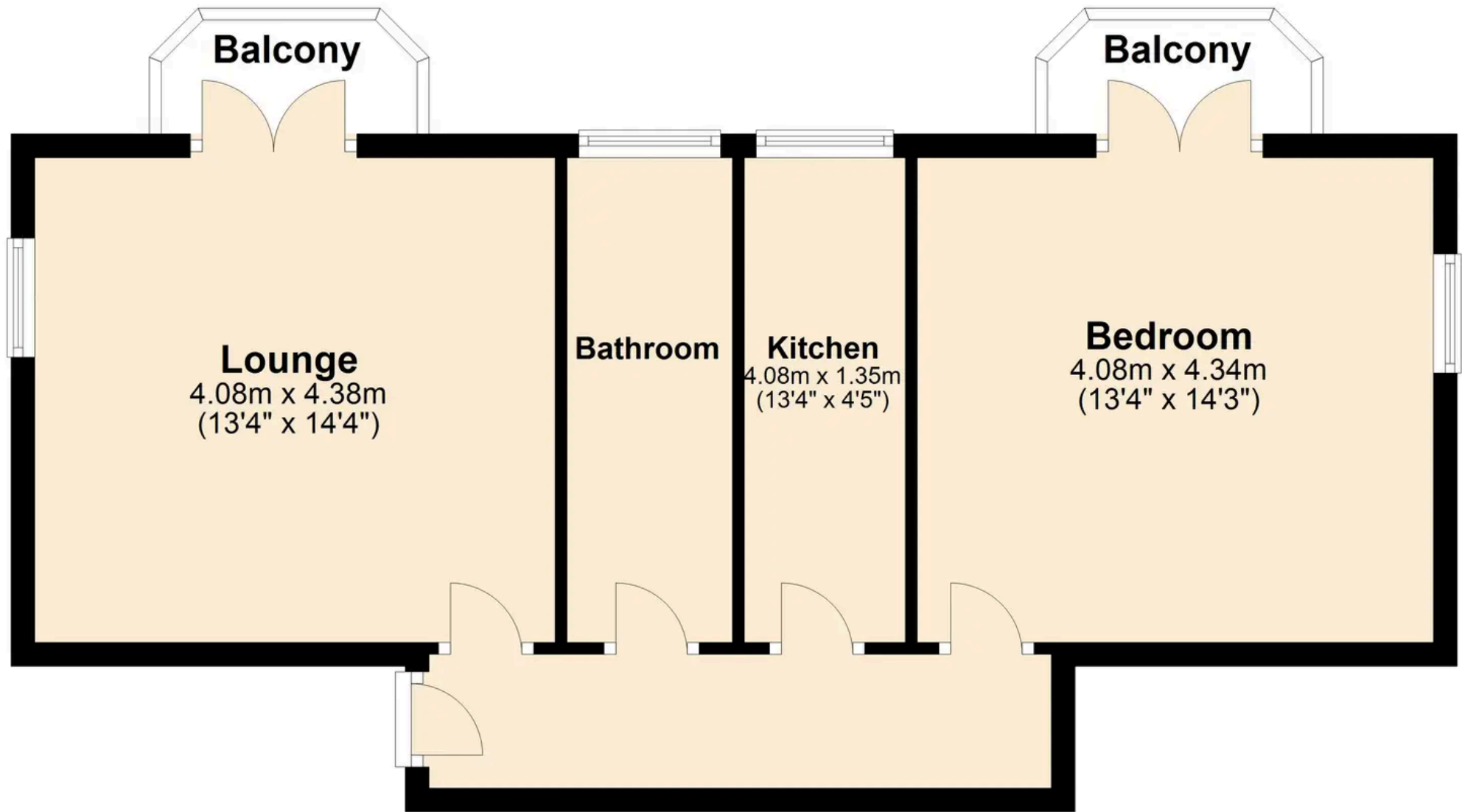
Flat 3, Imperial Manor, 34 Clifftown Parade, Southend on Sea

First Floor



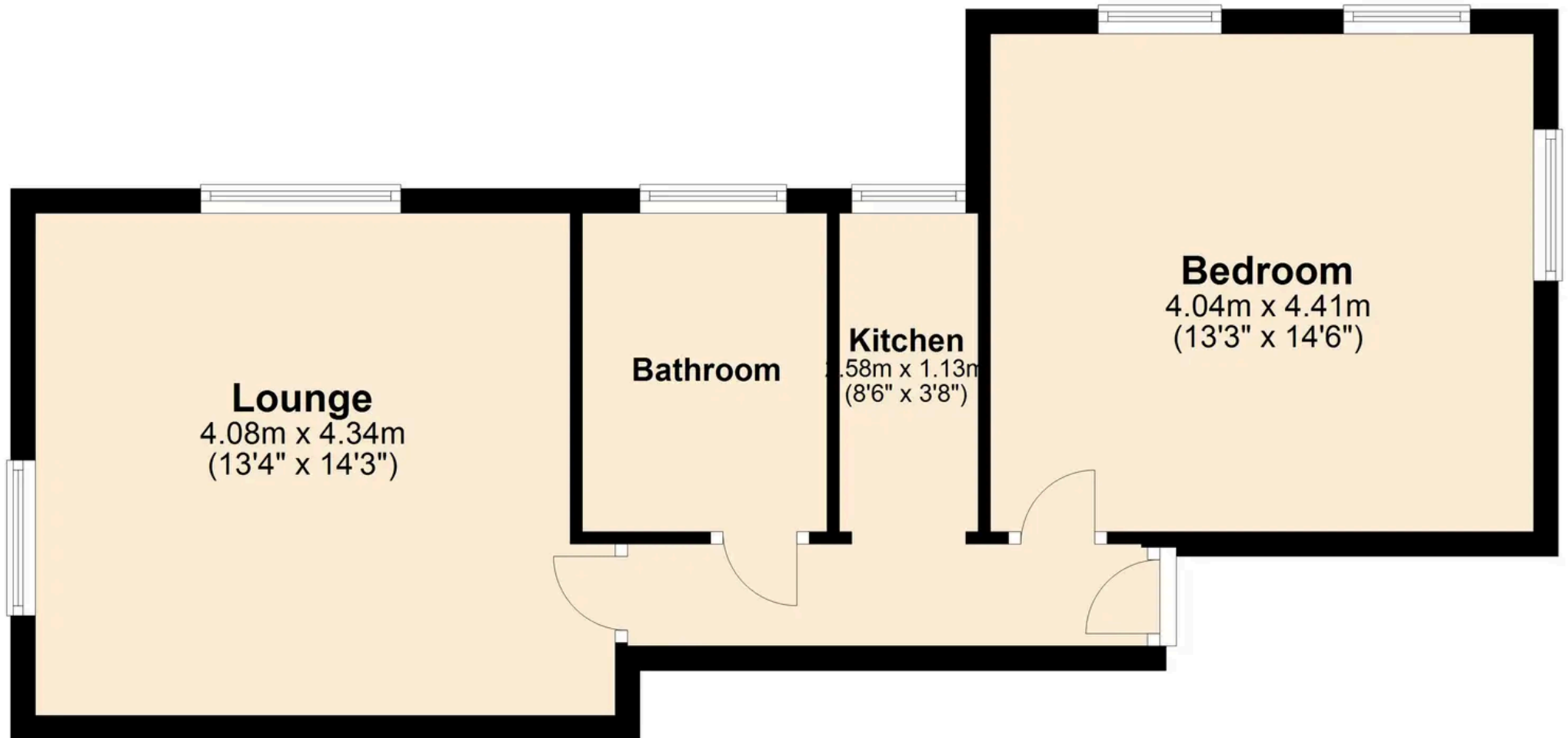
Flat 4 Imperial Manor, 34 Clifftown Parade, Southend on Sea

Second Floor



Flat 5 Imperial Manor, 34 Clifftown Parade, Southend on Sea

Second Floor



Flat 6 Imperial Manor, 34 Clifftown Parade, Southend on Sea



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