

INVESTMENT Opportunity 1

25 Sq M per Apartment (250 Sq M) Total Net Area

ME16 8HB MAIDSTONE KENT



13 Rental Apartment Investment, with opportunity to further develop the building and adjacent site further.



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Westree House presents a unique investment opportunity as a freehold property in Maidstone. Key aspects of this property include:

Freehold Investment: Being a freehold property, Westree House offers the advantage of full ownership rights, allowing for long-term planning and control over the property without leasehold constraints.

13 Pre-Let Apartments: The property comprises 13 fully-occupied rental apartments. This pre-let status ensures immediate rental income for the investor, providing financial stability and reduced vacancy risks

Fully Managed Apartments: The apartments are fully managed, offering a hassle-free investment option. This management includes tenant liaison, maintenance, and other operational aspects, ensuring smooth day-to-day running.

Significant Annual Income: Westree House generates a substantial annual income of over £150,000. This consistent revenue stream makes it an attractive investment, particularly for those looking for steady cash flow in the residential rental market

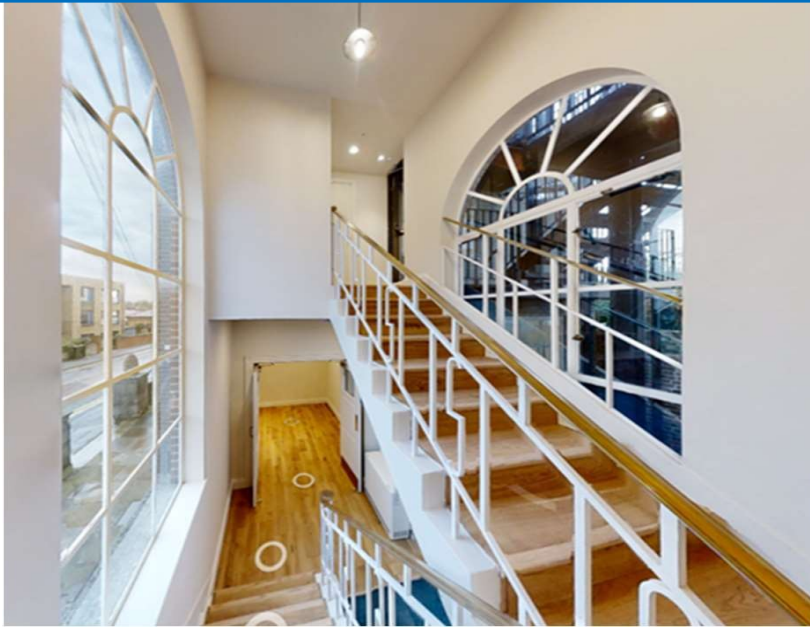


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Communal Area

Generous communal areas designed for social interaction and convenience

A common room/co working space, equipped with



A rooftop terrace offering outdoor space with views, ideal for leisure and social events

Broadband available building wide, ensuring connectivity and convenience for all residents

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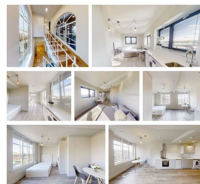
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RENTAL INCOME	Apartment	Current Rent
	1	1140
	2	1000
	3	925
	4	1000
	5	1120
	6	1120
	7	1000
	8	925
	9	969
	10	1000
	11	925
	12	925
	13	1000
	Gross Rent Per Month	13,049
	Gross Rent Per Year	156,588

GROSS YIELD	£2,100,000	7.5
	£2,200,000	7.1
	£2,250,000	7.0

VALUE	2,250,000
RENT	156,588
GROSS YIELD	7.0
RENT	156,588
AGENT FEES (11%)	17,225
OVERHEADS (£900 a month)	10,800
NET INCOME	128,563
NET YIELD	5.7

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