



**HAIR & SON**  
THE ESTATE OFFICE

**FLATS 1-4, Valkyrie Court, Valkyrie  
Road, Westcliff-on-Sea, SS0 8BT**

## **£550,000 FOR THE FREEHOLD INTEREST**

A freehold residential investment comprising four flats all let out on assured short hold tenancies.

Comprising two one-bedroomed ground floor flats and two two-bedroomed, split-level flats.

The block is located at the bottom of Valkyrie Road and thus being close to Westcliff's mainline train station and Hamlet Court Road's local shops. It is also approximately ¼ mile walk from Westcliff on Sea seafront.

**PLEASE CALL 01702 43 22 55 FOR FURTHER DETAILS.**



## ACCOMODATION

### FLAT 1

Lounge area 11'9" x 9'3"

Kitchen area 12'9" x 7'6"

Bedroom 1 14' x 7'9"

Bathroom

Mainly double glazed and with gas central heating.

### FLAT 2

Lounge 13'3" x 14'

Kitchen 9'6" x 8'3"

Dining Room 9'6" x 7'9"

Cloakroom

Bedroom 1 13'3" x 12"

Bedroom 2 12'9" x 12'

Bathroom

Garage To the rear of the property.

Mainly double glazed and Economy 7 heating.

### FLAT 3

Lounge 11'9" x 9'6"

Kitchen/diner 12'9" x 7'3"

Bedroom 1 14' x 7'9"

Bathroom

Mainly double glazed and Economy 7 heating.

### FLAT 4

Lounge 14' x 13'3"

Dining Room 9'9" x 7'9"

Kitchen 9'6" x 8'

Cloakroom

Bedroom 1 14' x 13'3"

Bedroom 2 12'9" x 10'

Bathroom

Garage to the rear of the property.

Mainly double glazed and economy 7 heating.

## EXTERIOR

Off street parking to the front, two garages to the rear with communal grassed area.

## TENANCY

The flats are all let on assured short hold tenancies.

FLAT 1 Let at a rent of £525 per calendar month from 5th December 2012, on a yearly tenancy, expiring 4/10/2017.

FLAT 2 Let at a rent of £650 per calendar month from 27th January 2012, on a yearly tenancy, expiring 26/2/2017.

FLAT 3 Let at a rent of £550 per calendar month from 19th September 2015, on a yearly tenancy, expiring 18/9/2017

FLAT 4 Let at rent of £695 per calendar month. Initially from 18th March 2015, on a yearly tenancy, expiring 17/3/2017.

Total income £2,420 per calendar month or £29,040 per annum.

## FLOORPLANS

Are available on our web site.

## ENERGY PERFORMANCE CERT

TBA

## VIEWING

By prior appointment with the agents.

t. 01702 43 22 55

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More than an estate agent

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