



MARTINS
ESTATES
SALES AND LETTINGS



14 Albert Road, Ashford, TN24 8NY

Offers In The Region Of £575,000

Fantastic Investment opportunity. Nestled in the heart of Ashford on the prestigious Albert Road, this pre-1900 semi-detached house offers a tremendous investment opportunity for those seeking a property with great potential. Boasting 2 kitchens and an impressive 8 bedrooms, this spacious property is perfect for those looking for a lucrative investment opportunity.

The property is currently let as a fully licensed HMO and is split into two separate units.

14A Ground floor and accessed from Albert Road has three double bedrooms, a large kitchen, a shower room, and a separate WC.

Rental Income 14A B1 £600.00
Rental Income 14A B2 £580.00
Rental Income 14A B3 £600.00

14 B's First and Second floors are accessed from a side entrance in Hollington Place and have five double bedrooms, a newly fitted kitchen, a bathroom with an over bath shower, wash hand basin, and a WC as well as a separate WC.

Rental Income 14B B1 £600.00
Rental Income 14B B2 £555.00
Rental Income 14B B3 £600.00
Rental Income 14B B4 £555.00
Rental Income 14B B5 £550

Garage and Parking £200.00

Total Gross income (PCM) £4,840.00

Per Annum (Gross) £58080.00

Expenses (PCM)

Council Tax. £298.00

Water Rates £129.20

Utilities £341.93

Expenses (PCM) £769.13

Expenses (Per Annum) £9229.56

Per Annum (Net) £48,850.44

The detached double garage provides parking for up to two vehicles, with additional space in front of the garage. It can generate extra income in the region of £2400.00 per annum, making this property a genuinely versatile investment.

We have been managing this property for over fifteen years and it has a proven track record over this time It is rare to find a property of this nature in a highly sought-after street in the heart of the old to



14 A

Entrance Hallway

WC

Shower room

With double cubicle and separate wash hand basin

Room 1

14'1" x 13'5"

£600 A lovely double room with a bay window overlooking the front of the property.

Room 2

11'0" x 10'11" m

£580.00 with door leading out onto a small patio this room benefits from its own private access meaning you can come and go as you please

Room 3

12'5" x 7'10"

£600.00 With separate lounge area this room feels more like a studio and has window from the lounge area opening to the side as well as window from the bedroom opening to the rear

Kitchen

12'5" x 9'10"

With fitted washing machine, oven and hob

Room 4

12'6" x 7'5" m

Hall

With stairs to the first floor

Landing

Doors to rooms 1 and 2 and door to kitchen

Kitchen

8'5" x 7'10"

Newly fitted kitchen with oven and hob as well as washing machine.

Room 1

14'5" x 14'0"

Room 2

13'0" x 11'9"

Second floor landing

Room 3

14'11" x 13'6"

Room 4

12'11" x 11'0"

Room 5

12'5" x 9'9"

Bathroom

With bath and over-bath shower as well as WC and wash hand basin

WC

With WC and wash hand basin



















HOLLINGTON PLACE

MARTINS
ESTATES
SALES AND LETTINGS
TO LET
01233 610444

hobbs
parker
for sale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Tel: 01233 610444

www.martinesestates.co.uk

email: sales@martinesestates.co.uk



Martins Estates Property Management Ltd