

**MARTINS  
ESTATES**  
SALES AND LETTINGS



14 Albert Road, Ashford, TN24 8NY

Offers In The Region Of £575,000

£25,000 cashback incentive on completion. 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 t



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













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HOLLINGTON PLACE

MARTINS  
ESTATES  
LAND AND ESTATE  
TO LET  
01235 610444

hobbs  
parker  
for sale





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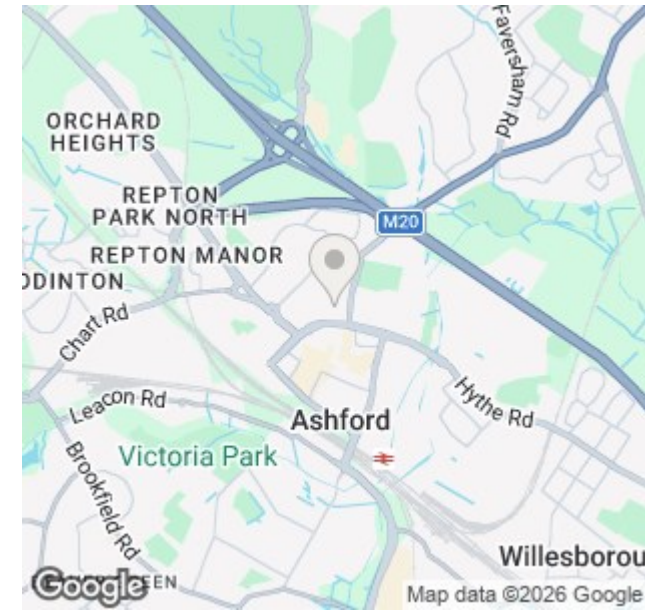


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-64) D			(55-64) D
(39-54) E	51		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

Tel: 01233 610444

[www.martinestates.co.uk](http://www.martinestates.co.uk)

email: [sales@martinestates.co.uk](mailto:sales@martinestates.co.uk)



Martins Estates Property Management Ltd