

£2,500,000



## Mont Clare Flats, Sohier Road, Vale

Perry's guide reference: 10 D1/2





- Exciting Investment Opportunity
- Consisting Of 9 x 2 Bed Flats
- Close Distance To The Bridge
- Sizeable Parking Area
- Rental Income Of £110,000 PA
- Fully Let

### Description

An exciting investment opportunity comprising of nine, two bedroom flats within a detached apartment building positioned in an off road location within close distance to the Bridge.

The flats are all similar in size and layout, with some having been refurbished in recent years and others which could benefit from some minor cosmetic upgrading. Each has night storage heating and pressurised water heaters with two bedrooms, a lounge/diner, separate kitchen and bathroom in each unit, they offer excellent accommodation and also benefit from their own entrances. The rental income per unit is currently £12,000 per annum with room to increase over time, alternately the new owner may look to split the title and sell the units individually. Externally, there is a sizeable parking area which provides one allocated space for each flat in addition to further visitor spaces.

There are also communal outdoor areas which can be further utilised to create individual outside space for some of the units. Internal viewing is recommended by Mawson Collins.

































### Appliances

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances vary in each flat, although generally include:

- Electric oven & hob
- Washing machine
- Fridge/freezer

### Room Measurements

EACH FLAT COMPRISES;

Entrance Hall	15' 11" x 5' 3" (4.85m x 1.6m)
Max	
Lounge/Diner	10' 4" x 17' 1" (3.15m x 5.2m)
Kitchen	10' 2" x 6' 11" (3.1m x 2.1m)
Bedroom 1	11' 10" x 8' 6" (3.6m x 2.6m)
Bedroom 2	9' 2" x 10' 10" (2.8m x 3.3m)
Bathroom	6' 3" x 4' 11" (1.9m x 1.5m)



**Possession**

The current leases run until the end of June 2024

**Services**

Mains water, electricity and drainage.  
Electric heating. uPVC double glazing.

The property is of single block construction.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.