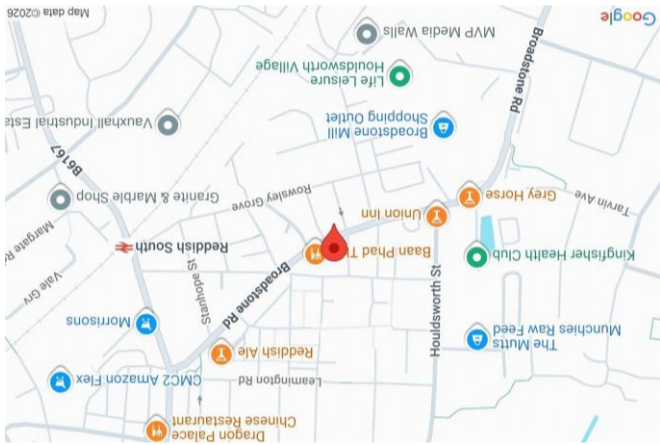
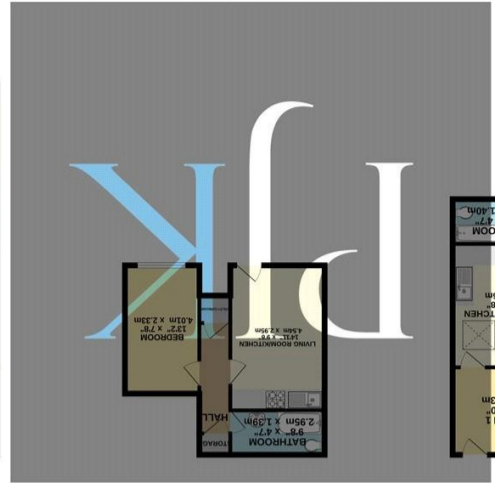


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**PHILIP JAMES**  
**KENNEDY**

**57-59 BROADSTONE ROAD**  
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## ASKING PRICE £695,000

A rare opportunity to acquire a fully let freehold block of five self-contained apartments, all with private entrances and off-road parking to the rear, offering an immediate income stream with scope for future growth.

The property is currently 100% occupied, generating a combined rental income of £4,304.38 per calendar month (£51652.56 per annum), reflecting a gross yield of approximately 7.43%. All units benefit from EPC ratings of C, supporting long-term ability to let and compliance.

Each apartment has been sensibly configured to maximise rental demand, with well-proportioned accommodation and private outdoor space to selected units.

### Accommodation Breakdown

**Flat 57 – Ground Floor**  
Open-plan living/kitchen with skylight  
Large double bedroom  
Three-piece bathroom suite  
Private rear yard  
358 sq ft | EPC C

**Flat 59 – Ground Floor**  
Open-plan living/kitchen with skylight  
Large double bedroom  
Three-piece bathroom suite  
Private rear yard  
391 sq ft | EPC C

**Flat 57A – First Floor**  
Spacious living room  
Kitchen to the rear  
Large double bedroom  
Three-piece bathroom suite  
447 sq ft | EPC C

**Flat 59A – First Floor**  
Spacious living room  
Kitchen to the rear  
Large double bedroom  
Three-piece bathroom suite  
414 sq ft | EPC C

**Flat 57B – Ground Floor**  
Open-plan living/kitchen with skylight  
Large double bedroom  
Three-piece bathroom suite  
340 sq ft | EPC C

**1952 gross sq ft  
Freehold**

## "Fully Let Multi-Unit Freehold Investment – Five Self-Contained Apartments"

