Balmforth

Estate Agents, Valuers & Letting Agents



PORTFOLIO 1-6 Aspal Place and, 44a and 48 Aspal Park, Beck Row, Bury St. Edmunds, Suffolk, IP28 3DD

Asking Price £1,641,875

This group of EIGHT low density detached and one semi-detached bungalows form part of a larger portfolio of between 60 and 70 properties all located centrally on private roads in Beck Row. The majority of the properties are let to serving USAF personnel located at either the adjacent USAF Mildenhall

In recent years all the properties have undergone a comprehensive refurbishment to include new wiring , electric heating systems new Windows kitchens bathrooms and flooring.

Other parts of the portfolio are also available in larger units, please contact the office for details.

All eight properties are of similar size and layout extending to 58.15 - 59.343 m sq. or 626 - 669 sq. ft, they are two-bedroom properties with en-suites, gardens to front and rear and off street parking.

All eight units a rental income between £1,250 pcm and £1,350 pcm and produces a yield of over 7% for the group. With exceptionally high occupancy levels, The properties are always in demand for single servicemen/women whose allowance is currently £1,215 pcm. The two USAF air bases have around 20,000 personnel and dependants producing strong local demand properties such as this.

For the majority of the lettings which are to USAF military members, the tenancy terms are favourable with extremely reliable rental payments and tenancy behaviour.

There is a potential development opportunity to the rear of 2 and 3 Aspal Place, Contact the office for details.

The properties are located around one mile from USAF Mildenhall and four miles from USAF Lakenheath. USAF military personnel are encouraged to live close to the bases it is not only their place of employment but the majority of the services and facilities they require are located on base.

Properties are currently under the full managed service by Balmforth Estate Agents with our office adjacent to RAF (USAF) Lakenheath gate and we can supply details for these services and costs.

Although the rental demand is currently dominated by the USAF market the vibrant centre of Bury St Edmunds (16 miles), Newmarket (14 Miles) and Cambridge (25 miles) heavily influences the local housing market and economy.

Agent notes:
1. The EPC is for 1 Aspal Place, Floorplan and photographs are of a mixture of properties included within the portfolio.

¦¦Location¦¦

Beck Row offers a range of shops and services for everyday needs, primary school. A greater variety of amenities can be found near by in the large town of Bury St. Edmunds which is less than 12 miles away and in the nearby Market town of Mildenhall, which is rich in history and culture. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Mildenhall offers a good range of shopping, education and leisure services. Mildenhall is approximately two miles from the A11 five ways roundabout which gives easy access to Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and Southwest.

¦¦Viewing¦¦

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk





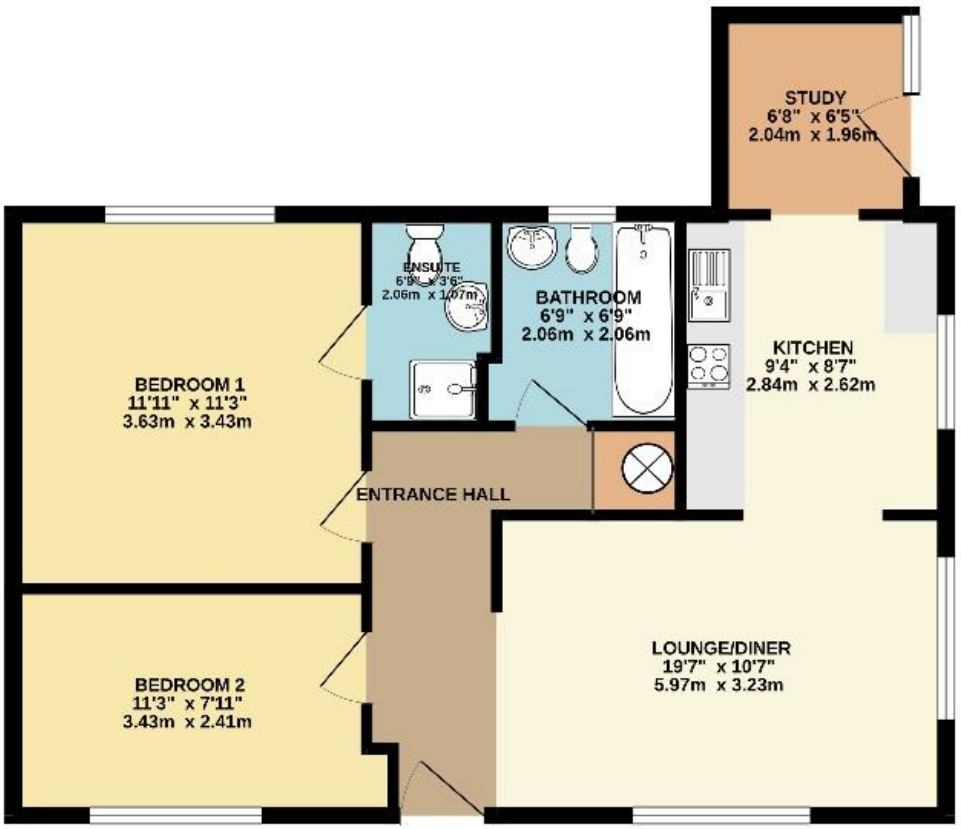






Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.





TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

FBM260277

DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5