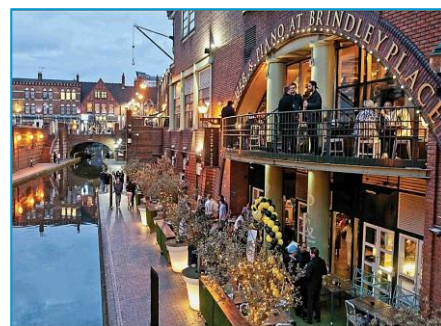
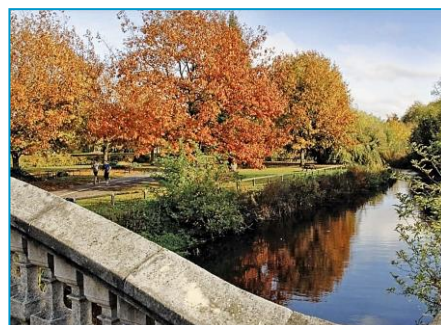




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## N-C Property Portfolio



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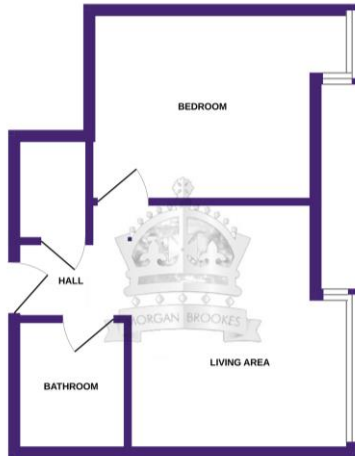
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# N-C Property Portfolio

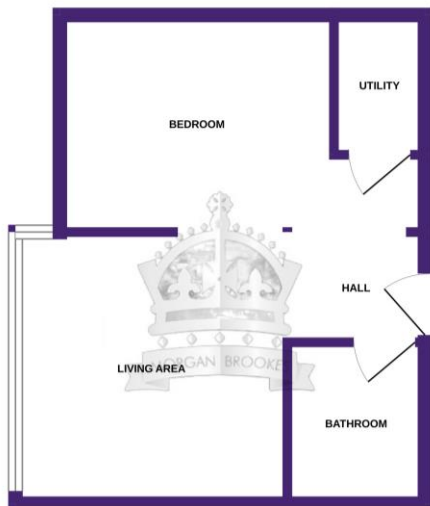
## Rosebery House, 41 Springfield Road, Chelmsford, Essex, CM2 6ZP

Built in 2020 & located in the heart of the City Centre, within close proximity to Chelmsford Station & situated on the 4th floor is this 1 bedroom apartment comprising kitchen with integrated appliances, modern fitted bathroom, double bedroom. Currently achieving a yearly rental income of £11,400.



## Rosebery House, 41 Springfield Road, Chelmsford, Essex, CM2 6ZP

Built in 2020 & located in the heart of the City Centre, within close proximity to Chelmsford Station & situated on the 5th floor is this large stylish studio apartment comprising of modern fitted kitchen with integrated appliances, modern fitted shower room. Currently achieving a yearly rental income of £12,000.



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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

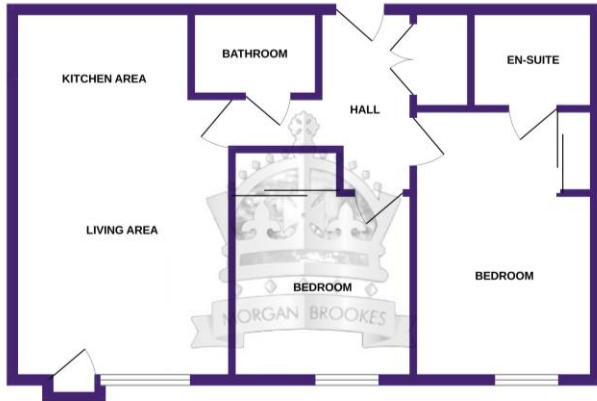
### THE PROPERTY MISDESCRIPTIONS ACT 1991

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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

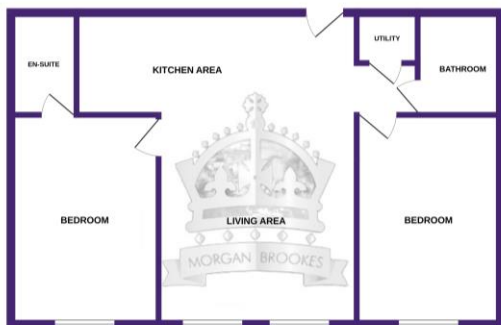
We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.

**Roosevelt Apartments, 1 Lexington Gardens, Birmingham, B15 2DU**

Built in 2018 & located within close proximity to the City Centre & situated on the 8th floor is this stunning 2 double bedroom apartment comprising of open plan living / dining & kitchen with integrated appliances, en-suite to master bedroom & allocated parking. Currently achieving a yearly rental income of £12,600.

**Beaufort House, 94 - 98 Newhall Street, Birmingham, B3 1PB**

Built in 2019 & located in the popular Jewellery Quarter area within close proximity to Snow Hill & St Pauls Stations being situated on the first floor with a modern finish throughout comprising of living room, kitchen with integrated Bosch appliances, 2 double bedrooms 1 with en-suite & family bathroom. Currently achieving a yearly rental income of £18,000.

**Melrose Apartments, 2a Bell Barn Road, Birmingham, B15 2DN**

Built in 2018 & located in the sought after area of Park Central & situated on the 5th floor is this stylish 1 bedroom apartment comprising of open plan kitchen / living room & modern fitted bathroom. Currently achieving a yearly rental income of £10,800.

