

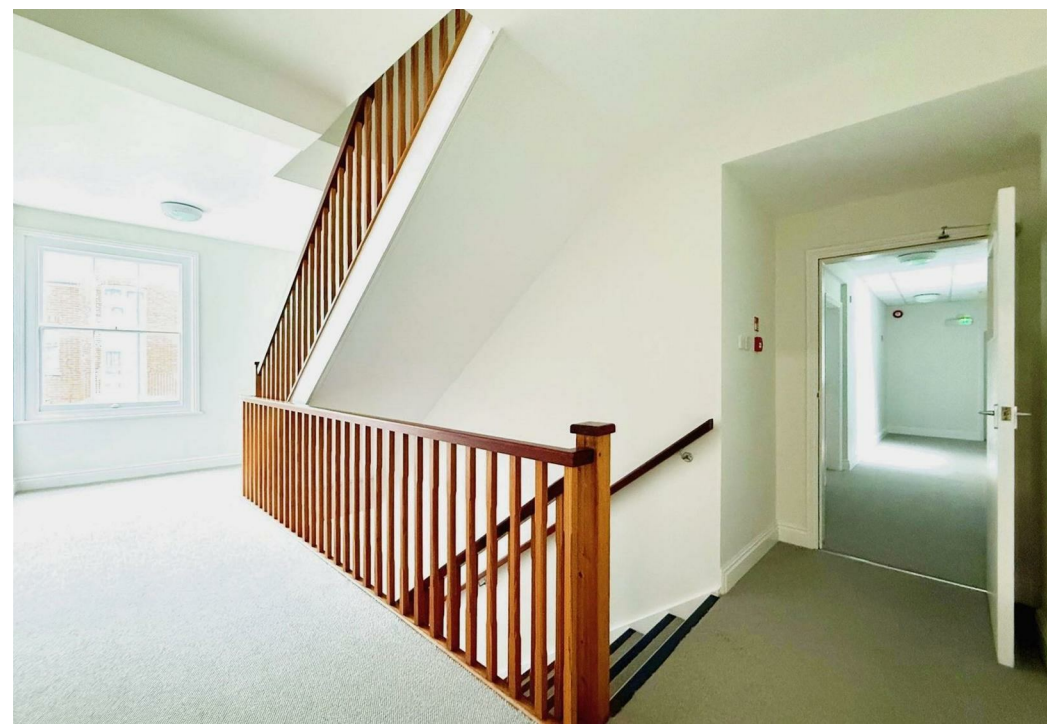
Hills Court Newport Street, Ryde, PO33 2QY

Guide Price £1,700,000

EPC Rating: Council Tax Band: A

ELLIOTT  
LINCOLN  
ESTATE AGENTS & ASSOCIATES

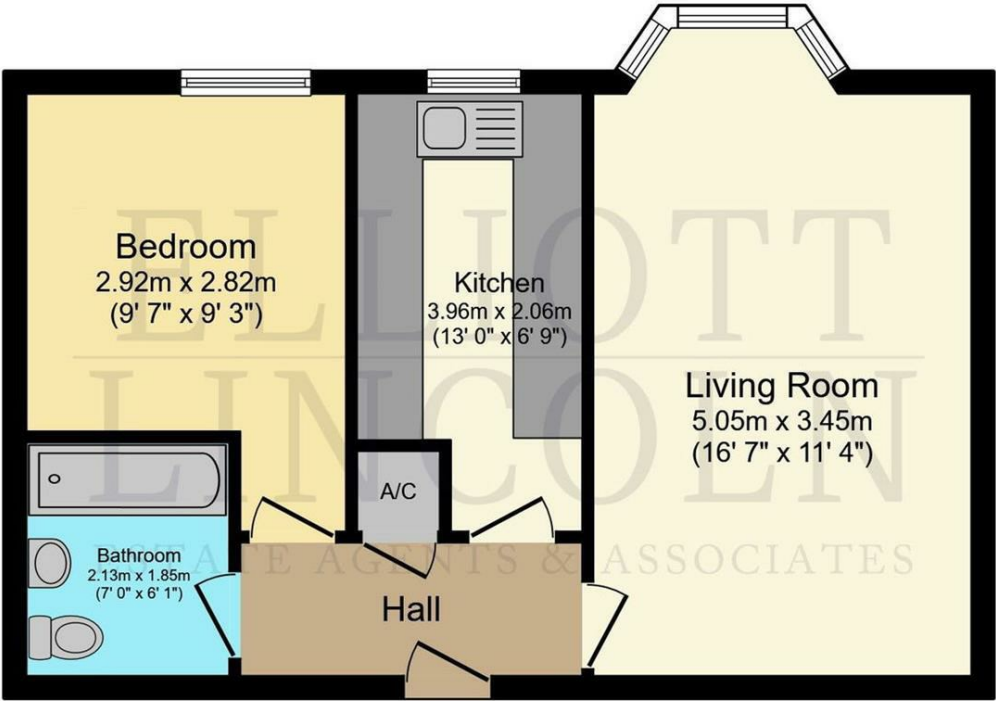
*Reassuringly familiar, refreshingly new*



Fully Let Residential Investment Block | Gross Yield 5.64% | Prime Island Location

Elliott Lincoln is pleased to bring to market Hills Court, a fully tenanted residential investment comprising 12 self-contained apartments situated in the heart of Ryde's High Street on the Isle of Wight.

This is an attractive opportunity to acquire a fully income-producing asset with strong rental performance, long-term lease security, and minimal management liability.



Floor Plan  
Floor area 46.8 m<sup>2</sup> (504 sq.ft.)

TOTAL: 46.8 m<sup>2</sup> (504 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	