

FOR SALE

9 HEATH VILLAS, ASCOT

BERKSHIRE SL5 7JD

UNBROKEN FREEHOLD BLOCK OF
THREE SELF-CONTAINED FLATS

NEWLY CONVERTED & FINISHED TO A
HIGH STANDARD THROUGHOUT

COMPRISING 2x TWO BED &
1x THREE BED UNITS

ALL FLATS LET ON SEPERATE ASTs
TO PRIVATE TENANTS

TOTAL PASSING RENT OF £57,000
PER ANNUM

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OPPORTUNITY SUMMARY

- A three-storey building configured as **three self-contained residential flats** (one per floor).
- **The property is centrally located in Ascot**, adjacent to the High Street, approximately a 5 minute walk from Ascot Racecourse and an **8 minute walk from Ascot Train Station**.
- The accommodation comprises **2 x two bedroom & 1 x three bedroom** units.
- **Total Net Saleable Area (NSA)** is circa 2,059 sqft (191.29 sqm).
- All flats have recently been converted, and are finished to a **high specification throughout**.
- Each unit is let on a separate Assured Shorthold Tenancy (AST) to **private and professional tenants**.
- The **total passing rent is £57,000 per annum**.
- **The freehold interest is offered for sale** subject to the three existing ASTs.
- NB. **The freehold interest in the neighbouring building (8a Heath Villas) is also included in this sale**. However, this offers little additional value, given there is a single long lease granted over whole (with an unexpired term of 886 years, and at a ground rent of £100 pa).



TERMS

Guiding £750,000 for the freehold property, which is to be sold subject to the three existing ASTs, and including the freehold interest in the neighbouring building (8a Heath Villas).

A purchase at this level would reflect a 7.6% GIY (Gross Initial Yield), and a low capital value of £364 per sqft based upon the NSA (Net Saleable Area).

PROPERTY

9 Heath Villas is a three-storey building comprising three self-contained flats, with one unit occupying each of the ground, first and second floors. The property is accessed via Queens Place, which directly connects to Ascot High Street, offering a prime and highly accessible location within this affluent town.

The building has recently undergone a high-specification conversion, with each flat featuring: double-glazed windows, gas central heating, newly fitted kitchens & fully tiled bathrooms, LED lighting, and video entry systems. Each unit benefits from a demised private balcony, while the three-bedroom flat also includes two bathrooms.

All flats were brought to the rental market in September 2025 following completion of the conversion works, and within one week of marketing, were separately let to private and professional tenants. Each is let on a 12 month Assured Shorthold Tenancy (AST), with no break clause, and a 5 week rental deposit held.



ACCOMODATION & INCOME

Each flat provides the following accommodation and income:

Floor	Description	Sqft	Passing Rent
Ground	3 bedroom flat	926	£1,800 pcm
First	2 bedroom flat	581	£1,500 pcm
Second	2 bedroom flat	552	£1,450 pcm
Total:		2,059	£57,000 pa





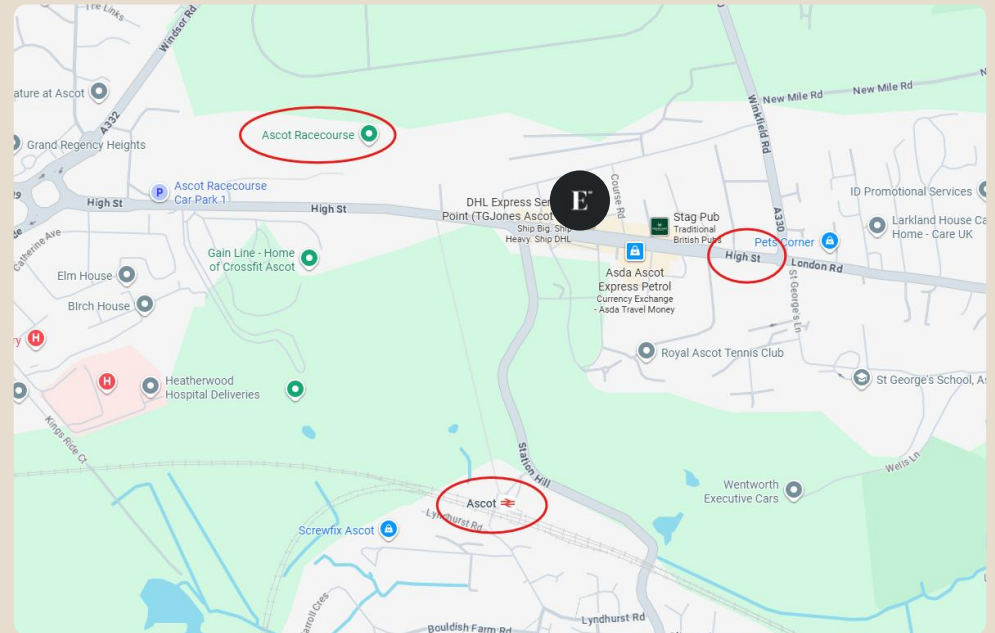
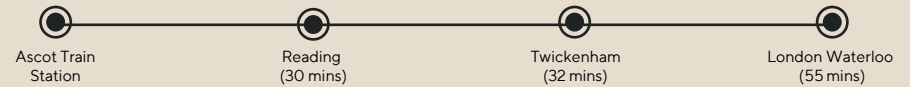
LOCATION

In 2024 the average home in Ascot was worth £850,000, and it was the 18th most expensive town in the United Kingdom (Sources: Rightmove and The Telegraph).

The property is centrally located in Ascot, just 170 feet from the High Street - the focal point of the local community and home to a mixture of independent and national brands, including: Tesco, Sainsbury's, Boots, WH Smith and Starbucks.

Ascot Racecourse is also within close proximity, being just a 5 minute walk (0.2 miles) from the property. With a history spanning over 300 years, it is the UK's most popular race meeting, attracting over 500,000 visitors annually.

Ascot Railway Station is similarly conveniently located just an 8 minute walk (0.4 miles) from the property, offering regular South Western Railway services to London Waterloo, Twickenham and Reading to name but a few.





PLANNING

The property sits within The Royal Borough of Windsor and Maidenhead. The building is not listed, and it is not within a Conservation Area either.

The properties use classification is C3 (Residential) and it benefits from full planning permission and building control as-built.

ADDITIONAL FREEHOLD TITLE

The freehold interest in the neighbouring building is included in the sale. This property is known as "8a Heath Villas". This freehold title is subject to a single long lease over whole. The un-expired lease term is approximately 886 years, and the ground rent is £100 per annum.

FURTHER INFORMATION

Further information including: floorplans, copies of the existing ASTs, additional pictures, and EPCs (rated "C", "C" and "D" respectively) and are available on request.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

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VIEWING & FURTHER INFORMATION



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