



## Development GDV

11 Sep 2024

Postcode: ME10 4AU

GIA 1548 sqm

Finish quality: premium

1-bed at: 4

2-bed at: 13

3-bed at: 5

### SALE VALUATION

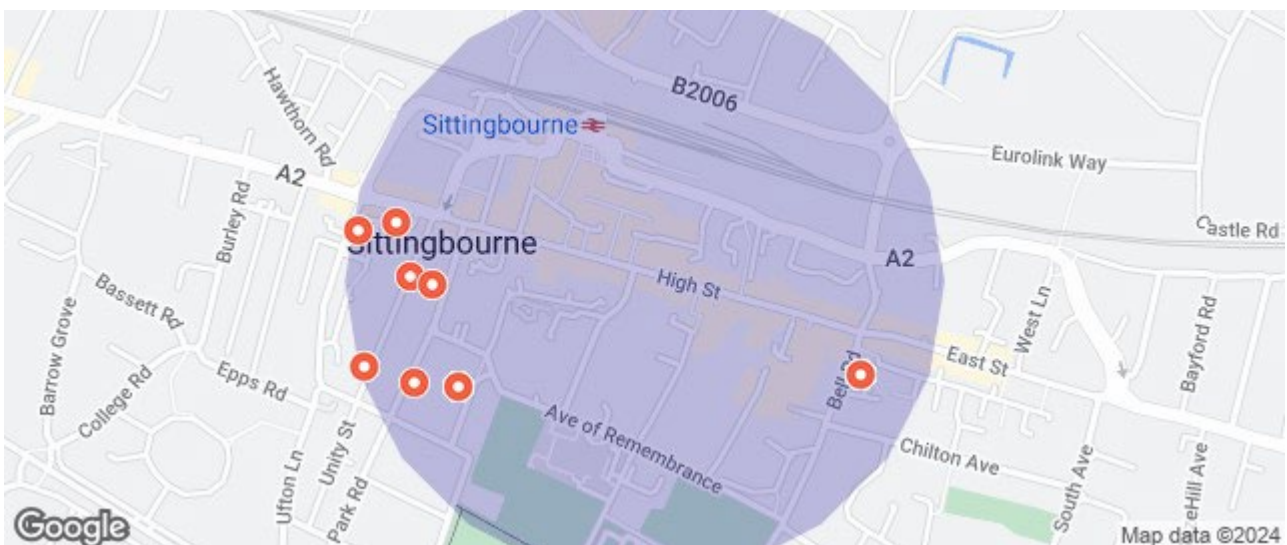
**£5,300,000**

+/- £330,000

### RENTAL VALUATION

**£25,456 p/m**

In the last 18 months the average sold £/sqm in a 0.27mi radius was **£3,430/sqm**:



Date	Address	Sqm	£/sqm	Price	Dist
2023 03 24	Flat 2, Valenciennes Villas, 8 - 10, Albany Road, ME10 1EB	40	£4,370	£175,000	0.19
2023 10 26	30, Albany Road, ME10 1EB	136	£2,982	£405,000	0.19
2023 07 07	55, William Street, ME10 1HR	74	£3,380	£250,000	0.21
2023 11 24	61, Park Road, ME10 1DY	150	£3,003	£450,000	0.23
2023 07 14	Flat 7, Wingate Court, Anselm Close, ME10 1EY	56	£3,391	£190,000	0.26
2023 09 29	111, William Street, ME10 1HS	56	£3,477	£195,000	0.27
2023 02 06	73, William Street, ME10 1HS	71	£3,412	£242,500	0.27

The average asking rent of 1 bedroom flats in a [6.67mi](#) radius is [£984pm](#).

The average asking rent of 2 bedroom flats in a [5.28mi](#) radius is [£1,148pm](#).

The average asking rent of 3 bedroom flats in a [9.60mi](#) radius is [£1,348pm](#).  
The area is an urban city and town, the internet speed is [300+ Mbps fibre](#) and the flood risk is [very low \(<0.1% pa\)](#).

Valuations are strictly estimates only and you should use them on that basis. Our Automated Valuation Model analyses prices for equivalent properties sold or offered in the area. These properties may differ in ways which we do not or cannot take into account. Valuations are subjective and based on market forces which may change. Valuations must not be used for property sale, purchase, mortgage or related purposes. You should seek a professional valuation from a qualified surveyor before making any decision whether to buy or sell a property. We shall not be liable for any losses you or anyone else suffers as a result of relying on the valuations. This includes not being liable for any loss of profit, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.

This valuation generated on 2024 09 12 with Sleek Direct