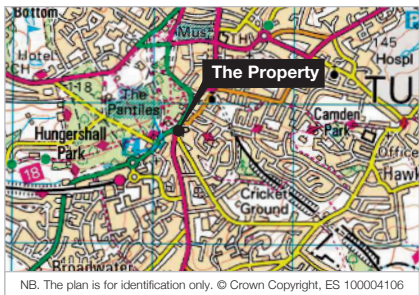


Tunbridge Wells
Apartment 9 (Lot 191),
Apartment 11 (Lot
192) and Apartment
14 (Lot 193),
Pantiles House,
2 Nevill Street,
Kent
TN2 5TT

- **Three Leasehold Self-Contained Two Bedroom Flats**
 - Well located within Tunbridge Wells by The Pantiles
 - Close to Tunbridge Wells Rail Station
 - To be offered Individually
- Vacant Possession**



To View
 There will be a final viewing on Wednesday 20th February between 2.00 – 2.30 p.m. This is an open viewing time with no need to register. (Ref: UD).

Seller's Solicitor
 Messrs Lupton Fawcett LLP (Ref: D Coates).
 Tel: 0113 280 2054.
 Email: david.coates@luptonfawcett.law

VACANT – Three Leasehold Flats



Tenure
 Leasehold. Each flat is held on a lease for a term of 125 years from 1st January 2016 (thus having approximately 122 years unexpired) each at a current ground rent of £350 per annum.

Location
 The properties are located on the west side of Nevill Street, close to its junction with London Road (A26) and at its junction with The Pantiles. Well located, the property has immediate access to the well known 'Pantiles' area which affords restaurants and cafés. Tunbridge Wells' main shopping facilities are situated between the property and the Royal Victoria Place Shopping Centre, which is approximately 0.75 miles to the north. Tunbridge Wells Rail Station is approximately 0.3 miles to the north and provides direct services to London with journey times of approximately 55 minutes.

Description
 The property comprises three self-contained flats situated on the first, second and third floors of a converted building. There is a passenger lift to all floors. The flats will be offered individually.

Accommodation
 A schedule of Accommodation is set out below. The floor areas were obtained from a historic valuation report.

Lot	Flat	Floor	Accommodation	GIA sq m (sq ft)
191	9	Second	Reception Room/Kitchen, Two Bedrooms (one En-Suite), Kitchen, Bathroom	97 sq m (1,044 sq ft)
192	11	Second	Reception Room/Kitchen, Two Bedrooms (one En-Suite), Bathroom	75 sq m (807 sq ft)
193	14	Third	Reception Room/Kitchen, Two Bedrooms (one En-Suite), Bathroom	73 sq m (785 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.