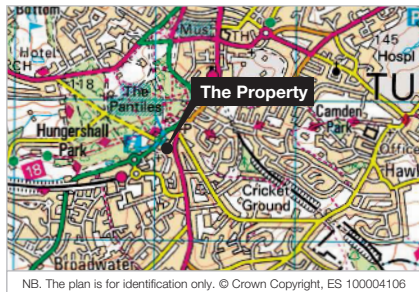


Tunbridge Wells Apartment 2 (Lot 193) and Apartment 4 (Lot 194) Pantiles House, 2 Nevill Street, Kent TN2 5TD

- **Two Leasehold Self-Contained First Floor Flats**
- Well located within Tunbridge Wells by The Pantiles
- Close to Tunbridge Wells Rail Station
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered as Individual Lots
- Total Current Gross Rent Reserved **£19,380 per annum (equivalent) from two flats**



To View

The properties will be open for viewing every Thursday 10.45 – 11.45 a.m. and Saturday before the Auction between 9.30 – 10.30 a.m. These are open viewing times 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



Tenure

Leasehold. Each flat is to be held for a term of 125 years from 1st January 2016 (thus having approximately 124 years unexpired) at a current ground rent of £350 per annum.

Location

The property is 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 between the property and the Royal Victoria Place Shopping Centre which is only 0.75 miles to the north. Tunbridge Wells Rail Station is 0.3 miles to the north and provides direct services to London with journey times of 55 minutes.

Description

The properties comprise two self-contained flats each situated on the first floor of a converted building. There is a passenger lift to all floors (not tested). The flats will be offered individually as two separate lots.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent
193	2	First	Reception Room/Kitchen, One Bedroom, Bathroom with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 23rd May 2014 (holding over)	£700 p.c.m. (£8,400 p.a.)
194	4	First	Reception/Kitchen, Two Bedrooms, Bathroom with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 7th September 2015 (holding over)	£915 p.c.m. (£10,980 p.a.)

INVESTMENT – Two Leasehold Flats

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.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.