

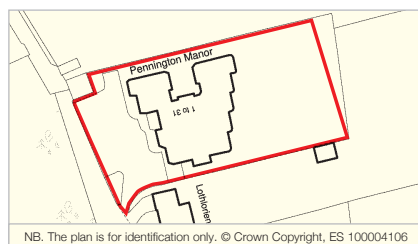
Tunbridge Wells

“Pennington Manor”, Vicarage Road, Southborough, Kent TN4 0SP

- **A Substantial Well Located Unbroken Freehold Purpose Built Block**
- **Comprising Thirty-One Self-Contained Flats**
- Possible potential to add Further Units within the Existing Block or Comprehensive Redevelopment (subject to consents)
- Walking distance from Southborough Town Centre
- Site Area extending to Approximately 0.201 Hectares (0.497 Acres)
- Affluent London commuter town
- Generous Car Parking Area
- Landscaped Communal Gardens
- Sought after Residential Area
- Superb Views from Upper Floors

Vacant Possession

EIGHT WEEK COMPLETION AVAILABLE



The above plan is for identification purposes only. All buyers should refer to the title plan contained within the legal pack.

To View

The property will be open for viewing every Tuesday between 11.00 a.m. – 12.00 p.m. and Friday between 9.30 – 10.30 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold Block of 31 Flats



Tenure

Freehold.

Location

The property is situated in a highly sought after residential area, at the end of a quiet cul-de-sac known as Vicarage Road, which is accessed via Pennington Road. To the north and east of the property is open countryside and woodland. The property enjoys superb views to the rear from the upper floors. Tunbridge Wells and Tonbridge town centres are approximately equidistant (2.5 miles), with both towns offering good shopping, schooling and sports facilities. Both towns also provide a Rail station with fast trains to London Bridge, the journey time from Tonbridge being approximately 34 minutes. Regular bus services are available to both towns. The A21 is nearby and provides access to London, the M25 Motorway and coastal towns.

Description

The property comprises a detached purpose built block arranged over four storeys. The building is internally arranged to provide 31 self-contained flats. The property benefits from landscaped communal gardens, off-street parking and a lift.

Planning

Local Planning Authority: Tunbridge Wells Borough Council.
Tel: 01892 526121.

There is potential to add further units within the existing block and comprehensive redevelopment (subject to consent).

A copy of the original planning consent is available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk

Accommodation

Fiat	Floor	Accommodation
1	Lower Ground	Kitchen, Reception, Bedroom, Bathroom
2	Lower Ground	Kitchen, Reception/Bedroom, Bathroom
3	Lower Ground	Kitchen, Reception, Two Bedrooms, Bathroom
4	Ground	Kitchen, Reception, Bedroom, Bathroom
5	Ground	Kitchen, Reception/Bedroom, Bathroom
6	Ground	Kitchen, Reception/Bedroom, Bathroom
7	Ground	Kitchen, Reception/Bedroom, Bathroom
8	Ground	Kitchen, Reception/Bedroom, Bathroom
9	Ground	Kitchen, Reception/Bedroom, Bathroom
10	Ground	Kitchen, Reception/Bedroom, Bathroom
11	Ground	Kitchen, Reception, Bedroom, Bathroom
12	First	Kitchen, Reception, Bedroom, Bathroom
13	First	Kitchen, Reception/Bedroom, Bathroom
14	First	Kitchen, Reception/Bedroom, Bathroom
15	First	Kitchen, Reception/Bedroom, Bathroom
16	First	Kitchen, Reception/Bedroom, Bathroom
17	First	Kitchen, Reception/Bedroom, Bathroom
18	First	Kitchen, Reception/Bedroom, Bathroom
19	First	Kitchen, Reception/Bedroom, Bathroom
20	First	Kitchen, Reception/Bedroom, Bathroom
21	First	Kitchen, Reception, Bedroom, Bathroom
22	Second	Kitchen, Reception, Bedroom, Bathroom
23	Second	Kitchen, Reception/Bedroom, Bathroom
24	Second	Kitchen, Reception/Bedroom, Bathroom
25	Second	Kitchen, Reception/Bedroom, Bathroom
26	Second	Kitchen, Reception/Bedroom, Bathroom
27	Second	Kitchen, Reception/Bedroom, Bathroom
28	Second	Kitchen, Reception/Bedroom, Bathroom
29	Second	Kitchen, Reception/Bedroom, Bathroom
30	Second	Kitchen, Reception/Bedroom, Bathroom
31	Second	Kitchen, Reception, Bedroom, Bathroom

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 £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.

