

Of interest to developers/investors. Small portfolio of six apartments with vacant possession on the edge of Pembury village



177/179/181/183/185/187 Hastings Road

Pembury
Tunbridge Wells
Kent
TN2 4JY

For Sale

Description

A portfolio of just six apartments built post war of brick under a tiled roof.

The properties of 4 x 1 bedroom and 2 x 2 bedroom apartments sit on a bank accessed via a footpath from the Hastings Road. Each apartment has its own rear garden.

The properties are in need of repair and refurbishment with some having been vacant for a while whilst others have only just become vacant.

The condition of each apartment does vary considerably with some requiring complete refurbishment and others have been maintained in a reasonable condition considering their age.



Accommodation

Two of the apartment (nos 185/187) have their own access and comprise of sitting room, kitchen, bedroom, bathroom. The other 4 apartments are accessed via an entry phone system to a communal entrance hall and comprise two 1 bedroom apartments (nos 181/183) sitting room, kitchen and bathroom and 2 x 2 bedroom apartments (no 177/179) with sitting room, kitchen, 2 bedrooms, bathroom.

The apartments are double glazed and in the main have gas fired central heating

To the front of the properties is an area of open space which is owned by the Parish Council

Location

The properties are situated on the southern edge of Pembury village in a pleasant position adjoining fields to the South and backing onto housing association properties, a number of which have been bought under the right to buy.

Pembury village centre is approx. 0.5 miles distance providing good local shops, church, pub, restaurants and primary school. There are excellent country walks close by.

The Historic town centre of Tunbridge Wells is approx. 3.5 miles distance providing excellent shopping, schooling and sporting facilities together with a main line railway station with fast train services to London Bridge/Charing Cross The slip road onto the A21 Pembury by pass is just 75 yards away giving excellent access to coastal towns and London (via the M25)



Services

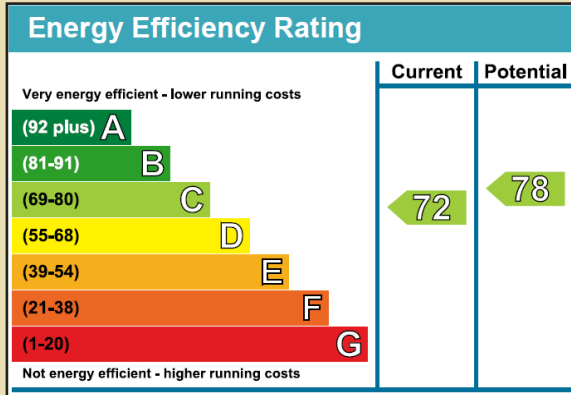
We have not carried out any service enquiries nor have the current appliances been inspected, any prospective purchasers must satisfy themselves as to all relevant compliances.

VAT

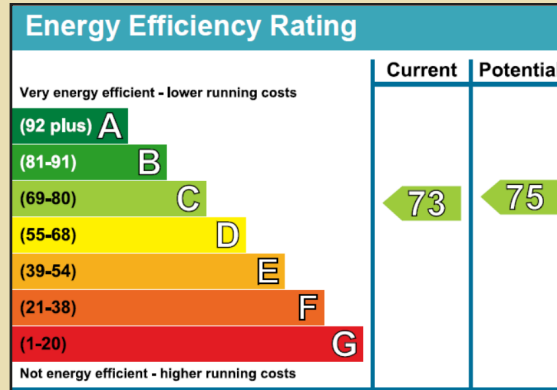
The owners have elected not to charge VAT on the sale

Tenure

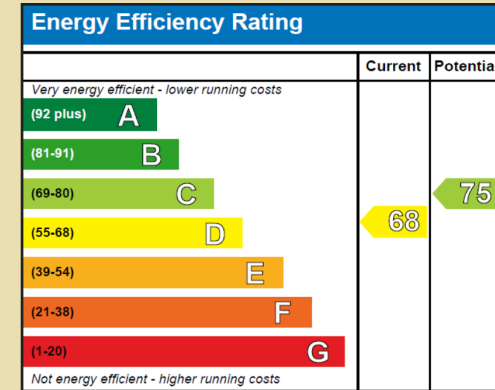
The properties are to be sold as a whole with the Freehold and Vacant possession on completion



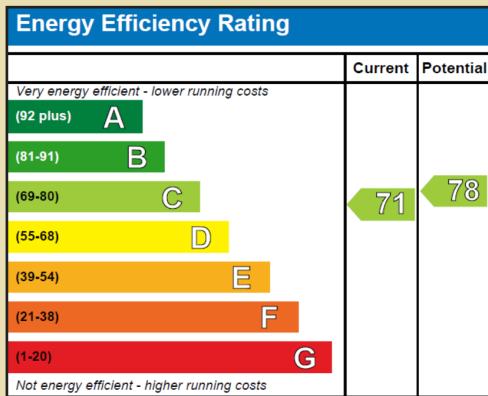
177



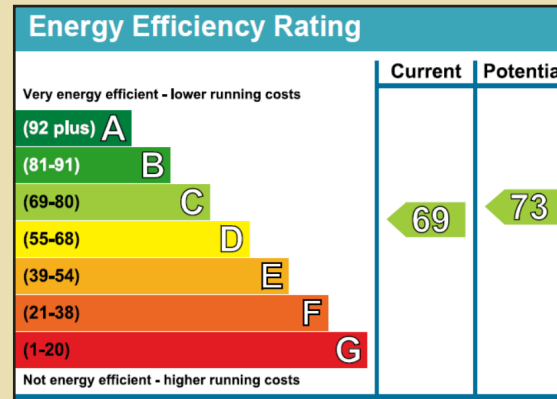
179



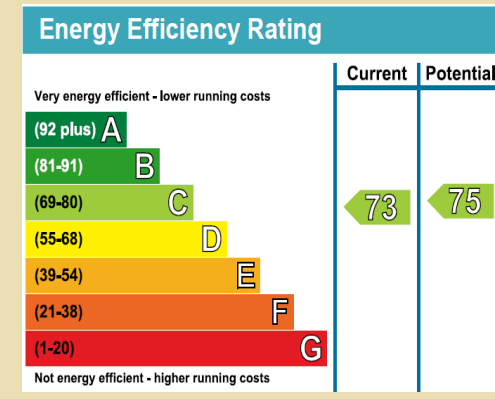
183



185



187



181

Price

Offers invited for the Freehold, subject to contract

Method of Sale

- The site is offered by Informal Tender
- Offers should be submitted in writing at the sellers sole agents offices or by email no later than noon on 14th March 2019
- Please submit your offer to Peter Randall at RPC Land, 158 High Street, Tonbridge, Kent, TN9 1BB or email p.randall@rpcland.co.uk

In making your offer please advise the following:-

- Amount offered
- How the purchase will be funded
- The name and address of your solicitors
- Any conditions you would attach to your offer
- Any site investigations or other due diligence needed to be carried out prior to an unconditional exchange of contracts

Please note the sellers' reserve the right not to accept the highest bid or any bid made for the property

Viewing

There will be two open day viewings on 14th February 2019 and 5th March 2019 between the hours of 11.00 am to 2.00 pm and interested parties are invited to attend without prior appointment

Agent Details

Peter Randall

01732 363633

P.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Fax: 01732 359726



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