



All enquiries Ref: James Paterson



- **Freehold two floor building arranged as four self-contained flats**
- **One flat (Flat 41) offered with full vacant possession**
- **Three flats (Flats 40, 42 & 43) sold off on long leases**

**Location:** The property is situated on Westwood Road between its junctions with Drage Road and William Luck Close. Public transport links include Tonbridge and Beltring mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A21, A26 and A228. Shopping amenities can be found locally within Tonbridge with an extensive range of shops, bars and restaurants being found in Royal Tunbridge Wells. Recreational pursuits can be found locally.

**Description:**

Freehold two floor building arranged as four self-contained flats. Three of the flats (Flats 40, 42 & 43) have been sold off on long leases and the freehold is sold subject to these leases. One flat (Flat 41) is offered with full vacant possession.

**Accommodation: (Flat 41)**

Ground floor: Two bedrooms, reception room, kitchen, shower room/WC, hall  
Outside: Storage room, garden  
Gross Internal Area (GIA): Approximately 66 sq m (707 sq ft)

**EPC rating:** C (Flat 41)

**Council Tax Band:** B (Flat 41)

**Lease:**

Flat 40 – Sold off on a lease for a term of 125 years from 23rd September 1991 (thus having approximately 91 years unexpired)  
Flat 42 – Sold off on a lease for a term of 125 years from 8th May 1989 (thus having approximately 89 years unexpired)  
Lot 43 – Sold off on a lease for a term of 125 years from 25th June 1984 (thus having approximately 84 years unexpired)

**To view (Flat 41):**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

