



Property Details



the voice of experience

Auction Guide



£400,000

12 Harold Street, , Dover CT16 1SF

- **AUCTION PROPERTY - CONTACT CLIVE EMSON AUCTION HOUSE**
- **GUIDE PRICE £400,000+ - + FEES**
- **FREEHOLD DETACHED BLOCK OF FOUR TWO-BEDROOM FLATS**
- **CURRENTLY LET AT £18,300 PER ANNUM**
- **PLUS VACANT FLAT 1 & 2 GARAGES**
- **ENERGY RATING - F, E, E & F**

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



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29 Castle Street, Dover, Kent, CT16 1PT



To arrange a viewing please call **01304 246111**



AUCTION PROPERTY *** GUIDE PRICE £400,000+ + FEES. CONTACT CLIVE EMSON AUCTIONEERS TO ARRANGE A VIEWING www.cliveemson.co.uk ***

FREEHOLD DETACHED BLOCK OF FOUR TWO-BEDROOM FLATS

CURRENTLY LET AT £18,300 PER ANNUM

PLUS VACANT FLAT 1 & 2 GARAGES

Situated on the northern side of the town off Taswell Street is this attractive detached double-fronted property divided into four two-bedroom flats. Three are let under the terms of Assured Shorthold Tenancy Agreements. The fourth (the lower ground floor flat) and the two garages are offered with vacant possession upon completion.

It is understood that the tenant of Flat 2 has been in occupation for approximately 20 years; the tenant of Flat 3 approximately 15 years and the tenant of Flat 4 approximately 12 years and all are considered under-let.

ACCOMMODATION

Communal hallway providing access to Flats 2, 3 and 4.



FLAT 2 (GROUND FLOOR FLAT)

Entrance hall, living room with bay window, kitchen, two bedrooms, bathroom and separate W.C.

TENANCY

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £465 per calendar month.

EPC RATING F

FLAT 3 (FIRST FLOOR FLAT)

Entrance hall, living room, kitchen, two bedrooms and bathroom/W.C.

TENANCY

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £535 per calendar month.

EPC RATING E

FLAT 4 (TOP FLOOR FLAT-SECOND FLOOR)

Landing, living room, kitchen/dining room, two bedrooms and bathroom/W.C.

TENANCY

Let under the terms of an Assured Shorthold



Tenancy Agreement at a current rental of £525 per calendar month.

EPC RATING E

LOWER GROUND FLOOR FLAT

With its own entrance, comprising entrance hall/utility, living room, kitchen/dining room, two bedrooms, shower room/W.C and two further rooms.

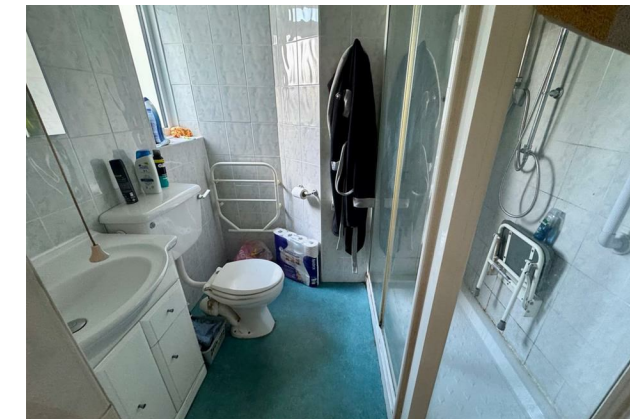
EPC RATING F

OUTSIDE

Double and single garage. Front garden incorporating entrance and egress driveway and rear garden.

COUNCIL TAX BAND B FOR ALL FOUR FLATS

FREEHOLD WITH VACANT POSSESSION OF

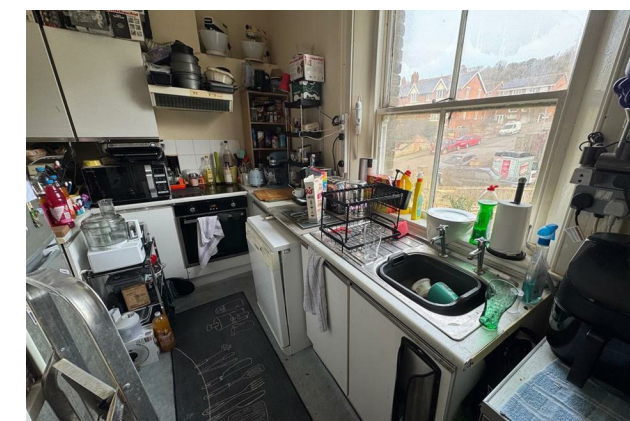


THE LOWER GROUND FLOOR FLAT AND TWO GARAGES

Local Planning Authority
Dover District Council

Auction Ends 1st May 2025.

PLEASE CONTACT CLIVE EMSON AUCTION HOUSE FOR VIEWING DETAILS, DATES, LEGAL INFORMATION AND FEES



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