

# 55 Rochester Road Gravesend

Lambert  
Smith  
Hampton



FOR SALE **FREEHOLD**

**RESIDENTIAL INVESTMENT OPPORTUNITY**

| An opportunity to acquire an unbroken block of 5x two Bedroom apartments | Joint LPA Receivers |

| Kent | DA12 2JN |

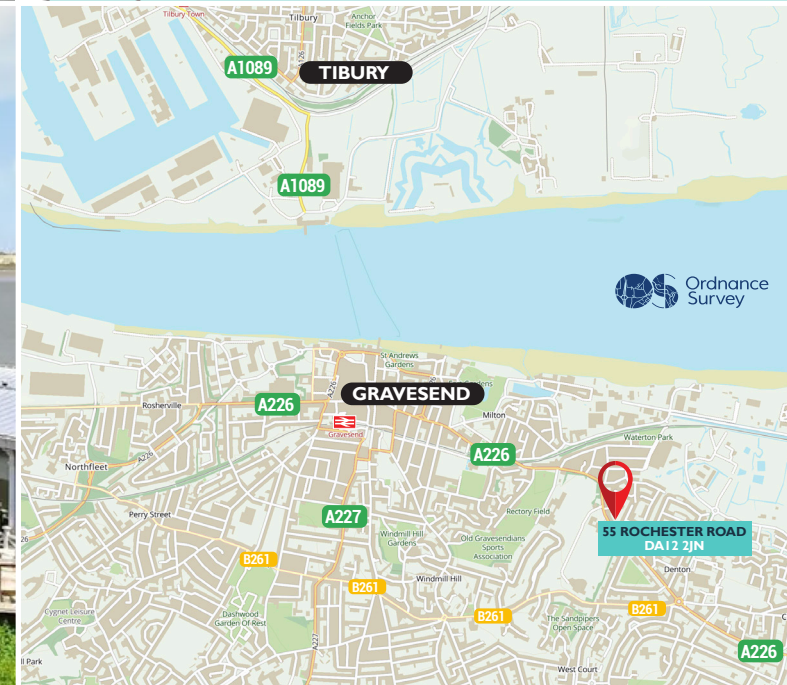


## Location

The subject property is located in Gravesend on Rochester Road, a primarily residential street opposite the St John's RC Primary and Comprehensive Schools. Gravesend is a town in north west Kent, England, situated 21 Miles (35km) south east of Charing Cross (Central London) the south bank of the River Thames and opposite Tilbury in Essex. Located in the diocese of Rochester, it is the administrative centre of the Borough of Gravesham.

The surrounding area is primarily residential in character, comprising mostly of older detached housing and a small number of flat developments.

The property is located on the east side of Rochester Road, one mile from Gravesend Station, facing west opposite the entrances to St. John's Catholic Primary School. Gravesend Grammar School is also in close proximity to the subject property.



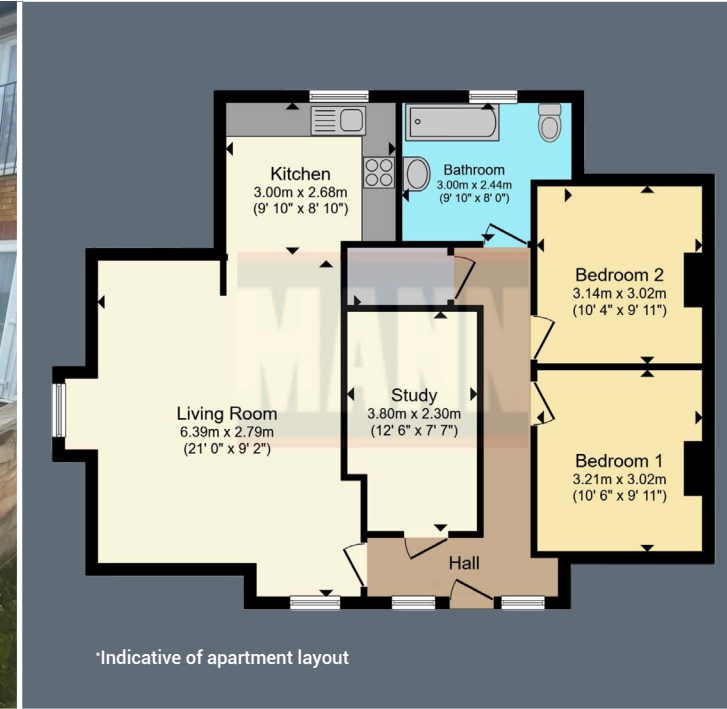


## Description

An unbroken block of 5x two Bedroom apartments completed in June 2019 comprising a three storey detached block of brick construction with a pitched tile roof, UPVC double glazed windows and concrete floors. It consists of five self-contained units, each with accommodation consisting of two bedrooms, reception room with through kitchen and bathroom with WC. The rear flat has the benefit of the use of the garden.

To the front of the property is a lawned communal garden space and to the rear of the property, there is a small car park with demised space for four vehicles which is accessed via a single track to the side of the property, off Rochester Road and is bounded by a full height wall and accessed via a private locked metal gate.

Beyond the car park is an area of surplus land which could be developed for further residential units STP.





## Site

The property is held Freehold, outlined below in red, and extends to approximately **0.083 hectares (0.205 acres)**.



## Accommodation & Tenancies

Flat	Floor	Sq Metres	Sq Feet	Date of AST	Expiry of AST	Rent PCM	Rent PA	EPC Rating
1 (Garden Flat)	Ground Floor	73.57	791.61	28/07/2020	28/07/2022	£950.00	£11,400.00	C
2	Ground Floor	60.43	650.23	Unknown	Unknown	£850.00	£10,200.00	C
3	First Floor	68.00	731.68	Unknown	Unknown	£850.00	£10,200.00	C
4	First Floor	68.83	740.61	30/11/2020	30/11/2021	£950.00	£11,400.00	C
5	Second Floor	84	903.84	09/09/2020	09/09/2021	£950.00	£11,400.00	D
<b>Total Gross Internal Area:</b>		<b>354.83</b>	<b>3,817.97</b>			<b>Total:</b>	<b>£54,600.00</b>	<b>per annum</b>

## EPC

Please refer to the Accommodation & Tenancies section to see EPC ratings for all apartments.

## Planning

The property is administered by Gravesham Borough Council, further enquiries can be made on their website - <https://www.gravesham.gov.uk>





## Viewing and Further Information

Viewing Strictly by appointment only with either ourselves or the joint agent:

Lucy Garner-Currie

M: 0791 865 1046

E: [LGarner-currie@lsh.co.uk](mailto:LGarner-currie@lsh.co.uk)

Lambert  
Smith  
Hampton

[www.lsh.co.uk](http://www.lsh.co.uk)

Joint agents MANN:

10 Windmill Street,  
Gravesend, Kent, DA12 1AF

T: 01474 564767

E: [gravesend@manncountrywide.co.uk](mailto:gravesend@manncountrywide.co.uk)

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## Terms

The freehold interest of the whole of the subject property is available subject to the existing tenancy agreements. Price on Application.



## Data Room

For further information, including a Title Pack, EPC's and other relevant documentation is available via a sale data room, details of which can be made available upon request.

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## SALE ON BEHALF OF THE JOINT LPA RECEIVERS

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

