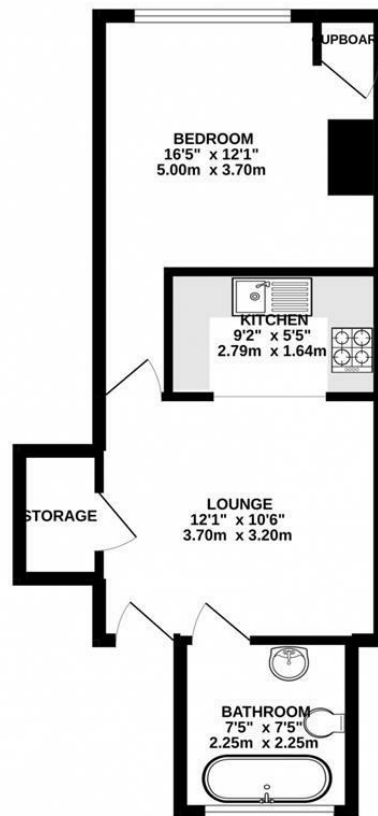


GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 393 sq.ft. (36.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



43B Albert Street
Tonbridge Wells

£170,000
Freehold

Currently Achieving 6% Rental Yield - Share of Freehold - brand new 999yr Underlying Lease - No Ground rent or Maintenance Fees - Tenant willing to stay with possible rent increase - PERFECT INVESTMENT PROPERTY with own Private Entrance and Garden, Share of freehold,

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Strood
Knights Templar Way
Strood
Kent
ME2 2ZD

01634 799201
Lindsey@templewharfpropertyc
templewharfpropertyconsultants

TEMPLE WHARF
PROPERTY CONSULTANTS



- One Bedroom Flat • Share of Freehold • No Ground Rent or Charges • Great Rental Investment • Currently Achieving 6% Rental Yield

- Potential for Rent Increase • Walking Distance to Station • Close to Local Amenities

Currently Achieving 6% Rental Yield - Share of Freehold - brand new 999yr Underlying Lease - No Ground rent or Maintenance Fees - Tenant willing to stay with possible rent increase - PERFECT INVESTMENT PROPERTY!

With it's own private entrance to the rear of the house, this basement flat is a quiet little haven. Walk through your gate into your private share of the decked rear garden and into your flat. Offering a quirky and cool space inside, the flat has a large bedroom with large window well, good sized lounge, kitchen with appliances and bathroom with a bath and a shower as well as tonnes of natural light.

Location wise, Albert Street is a quiet residential street giving easy access to Tunbridge Wells town centre and is just a short walk from the mainline station. So if you're looking to be able to enjoy breakfast in the cafe, a wander around the boutiques and high street stores or an evening stroll to the pub, all of this can be found within less than a mile. For those who commute, services into London Charing Cross will get you to work in just under an hour.

The property is currently let on a rolling contract bringing in £850pcm.

The owner advises that the property will be sold with share of freehold and an underlying lease of 125 years. There is a peppercorn ground rent and no maintenance/service charges.

