



Dukes Road, Tunbridge Wells



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£90,000

- For sale by modern auction
- Subject to reserve price & reservation fee
- Contemporary studio apartment
- Driveway and parking for 1
- Communal garden
- Double glazing throughout
- Tenure: share of freehold
- EPC rating D

Because property is personal with...

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This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £..... + Reservation Fee.

First-floor studio apartment in the residential St James`area of Tunbridge Wells with communal garden and allocated parking. Being sold with tenant in situ.

The studio is comprised of a living area, with laminate wood flooring, a lovely modern kitchen area with ample worktop/cupboard space and an integrated fridge and cooker, plus a shower room. The property is light and airy with several large windows and is neutrally decorated. Located on Dukes Road which is easy walking distance from Tunbridge Wells station and the town centre. There is double glazing throughout, a small communal garden and an allocated parking space right outside the property.

The property benefits from the remainder of a 999-year lease from 2020 and share of freehold. Service charge is £1402pa (2024).

Tunbridge Wells is a thriving commuter town, with direct access by train to London Bridge and Charing Cross in less than an hour. Tunbridge Wells has a variety of cultural and entertainment facilities, including the new Amelia Centre, the Assembly Halls, the Trinity Theatre as well as numerous gyms and sports facilities. You are also spoilt for choice for places to eat and drink, with numerous restaurants, pubs and



cafes, as well as the popular Pantiles and High Street area, known for its independent shops and cafes, as well as regular farmers markets and festivals, including 'Jazz on the Pantiles' during the summer months. Tunbridge Wells is a beautiful town with lots of interesting architecture and many beautiful parks, play areas and green spaces; Dunorlan Park, Calverley Park and the famous Wellington Rocks to name a few.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Auctioneer Comments

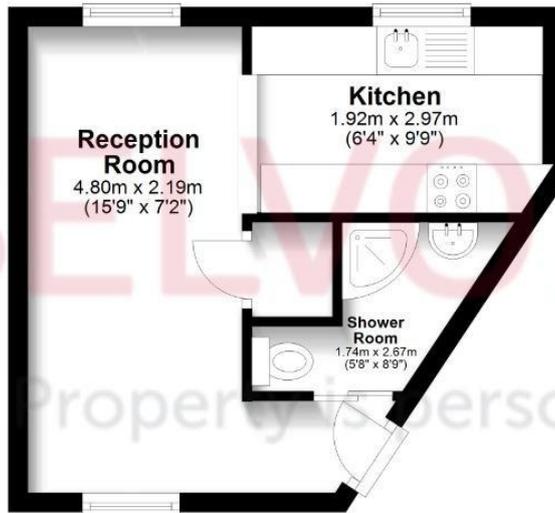
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

First Floor

Approx. 21.8 sq. metres (235.1 sq. feet)



Total area: approx. 21.8 sq. metres (235.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



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