



28 TAVISTOCK CLOSE
WALDESLADE WOODS, CHATHAM, KENT ME5 9HU
For Sale Subject to Long Term Tenancy



**Lambert
& Foster**

JUNCTION 3 M2 MOTORWAY 1.6 MILES | GILLINGHAM RAILWAY STATION 5.3 MILES

28 TAVISTOCK CLOSE, WALDESLADE WOODS, CHATHAM, KENT ME5 9HU

A 2 bedroom end of terrace estate home sold subject to Tenancy.

GUIDE PRICE £200,000 FREEHOLD



INTRODUCTION

28 Tavistock Close was purchased by the current Landlords in April 2023 to relocate a tenant from an alternative property.

DIRECTIONS

The postcode of the property is ME5 9HU.

DESCRIPTION

An attached end of terrace property of traditional brick and tile construction with accommodation briefly described:-



Front door into lounge (5.87m x 4.01m). Stairs to first floor landing. From lounge to kitchen/diner (4.01m x 3.48m), door to rear garden.

First Floor. Stairs lead to first floor landing with bedroom 1 (4.09m x 3.14m) with built in wardrobe. Bedroom 2 (3.8m x 2.36m). Bathroom (2.28m x 1.82m).

OUTSIDE

The property has an enclosed rear garden which is paved which adjoins a single brick and tile garage which forms part of a larger block which is part of the freehold sale. Parking is available in front of the garage.



VIEWING: Strictly by appointment only. Contact Antonia Mattinson or Alan Mummery at our **Paddock Wood Office:** 01892 832325. Option 3.

Please DO NOT contact the Tenant directly.

TENURE: The property is occupied by a tenant since April 2023 on an Assured Shorthold Tenancy Agreement for a fixed period of 25 years from the 13th April 2023. Initial rent payable was £9,429 per annum with reviews due on 22nd February 2024 and every 2 years thereafter. The rent will be increased on the Rent Review date in line with the increase in the Retail Price Index (All Items) RPI from January 2022 to the relevant Rent Review date. A copy of the Tenancy Agreement is available on request.

SERVICES & UTILITIES:

Gas Central Heating, Mains Water, Electricity and drainage.

LOCAL AUTHORITY: Gun Wharf, Dock Road, Chatham, Kent ME4 4TR.

COUNCIL TAX: Band C

EPC: Energy Rating C valid until 14th March 2029.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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