



## SITUATION

Located close to the junction with Kenwood Road in this densely populated residential area. Princes Avenue Open Spaces as well as local amenities and shops are located a short distance from the property.

Chatham is a Medway Town famous for its Naval history, situated between Rochester and Strood, approximately 7 miles north of Maidstone and 7½ miles south-east of Gravesend, enjoying excellent road access to the M2 (Junctions 1 & 2) via the A2.

## PROPERTY

The property comprises a **Detached Bungalow** with a front and rear garden on a **Site Area of Approx. 0.36 acres**.

## ACCOMMODATION<sup>1</sup>

### Detached Bungalow

4 Rooms  
Kitchen  
Bathroom/WC

<sup>1</sup>Not inspected by Barnett Ross

VAT is **NOT** applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a **Regulated Tenancy** to an **Individual** at a current rent of **£8,424 per annum** exclusive (rent registered on 10th January 2023).

**Note 1: There will be no internal viewings available for the property.**

**Note 2: There is an Asbestos Report from 2007 which is included in the Legal Pack.**

**£8,424** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

## Vendor's Solicitors

Bude Storz  
Tel: 020 8800 2800 Ref: Raphy Bude  
Email: rb@budestorz.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**