

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

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

16 Newtown Green  
Ashford, Kent TN24 0PE



**FULLY LICENCED HMO PROPERTY COMPRISING 6 BEDSITS**

**FOR SALE**

- Opportunity to convert back into residential dwelling
- Fully licenced HMO
- Immediate Availability

**Price: Offers sought in excess of £375,000**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

This property is located within Newtown Green, opposite the recreation ground and next to the Alfred Arms Public House, which is accessible via Newtown Road. The front of the property fronts Newtown Road, the main road from Ashford Town Centre through to Orbital Park.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station gives direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.

## DESCRIPTION

This end terraced house is of solid brick construction and provides accommodation on both ground and first floors. The property is currently fully HMO licenced and provides 6 bedsits in total with a shared kitchen and lounge. The property is now vacant which provides any new owner with the opportunity to turn it back into a standard residential dwelling to occupy themselves, rent out, or look to continue with the HMO. When fully occupied, we understand that the property is capable of achieving £590 per week (£30,680 per annum). There is no parking with the property but there is on street parking available within Newtown Green.

## ACCOMMODATION

### 6 bedsits

1 x en suite bedroom – previously achieving £135 p/w

2 x double bedrooms – previously achieving £100 p/w each

3 x single bedrooms – previously achieving £85 p/w each

## SERVICES

Mains water and electric are connected.

## COUNCIL TAX

The premises has a council tax band of D estimated to be £2,006.21 per annum for the year 2022/23. Any interested parties are advised to carry out their own due diligence for confirmation.

## TERMS

The freehold interest of the premises is available with vacant possession upon completion. Offers are being sought in excess of £375,000. It is not thought that VAT is applicable to the sale price.

## LEGAL COSTS

Each party will be responsible for their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises are to be assessed.

Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900.

## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for purchasers.