

Windsor 1 Clewer Fields, Berkshire SL4 5BW

Tenure
Freehold.

Location
The property is situated on the north side of Clewer Fields, to the west of Alma Road. Local shops and amenities are available in Windsor, with the further facilities of Slough also being accessible approximately 2.9 miles to the north-east. Rail services run from Windsor and Eton Central Station approximately 0.7 miles to the east. Road access is provided by the Royal Windsor Way (A332).

Description
The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a front and rear yard.

**A Freehold End of Terrace House
subject to a Regulated Tenancy**

Accommodation
The property was not internally inspected by Allsop. The following information was obtained by the Rent Register. We are informed that the property provides:
Ground Floor – Room, Kitchen, Bathroom/WC
First Floor – Two Rooms

Tenancy
The property is subject to a Regulated Tenancy at a registered rent of £131.00 per week (Effective date 26th June 2017).

Current Rent Reserved
£6,812 per annum

INVESTMENT – Freehold House

Seller's Solicitor
Messrs Womble Bond Dickinson (Ref: LMH).
Tel: 0191 279 9139.
Email: lisamarie.hill@wbd-uk.com



Thornton Heath 174 Bensham Lane, Surrey CR7 7EN

On the instructions of A Kisby MRICS
and V Liddell MRICS of Allsop LLP
acting as Joint Fixed Charge Receivers

allsop

Tenure
Freehold.

Location
The property is situated on Bensham Lane, to the north of its junction with Queen's Road. Local amenities are available close by, with more extensive facilities being accessible in Croydon to the south. Rail services run from Thornton Heath Station approximately 0.7 miles to the north-east. The A23 provides access to the South Circular Road (A205) and M25 Motorway. Ecclesbourne Primary School and Croydon University Hospital are close by.

Description
The property comprises a semi-detached house arranged over lower ground, ground and first floors beneath a pitched roof. The property benefits from a rear garden.

**A Freehold Semi-Detached House. Possible Potential
for Reconfiguration/Sub-Division, subject to obtaining
all necessary consents**

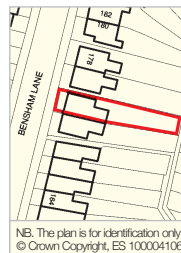
Accommodation
Lower Ground Floor – Reception Room,
Bathroom, Access to Garden
Ground Floor – Kitchen, Two Reception Rooms
First Floor – Two Bedrooms

Planning
Local Planning Authority: London Borough of Croydon.
Tel: 0208 726 6800.
The property may afford possible potential for reconfiguration/sub-division, subject to obtaining all necessary consents. Prospective buyers are deemed to make their own enquiries in this regard.

To View
The property will be open for viewing every Monday between 12.45 – 1.15 p.m. and Wednesday between 1.30 – 2.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Watson Farley and Williams (Ref: Sahina Jada).
Tel: 0207 863 8951.
Email: sjada@wfw.com

Vacant



Freehold House



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.