

Croydon

23 Heathfield Road, Surrey CR0 1EY

- A Leasehold Self-Contained Ground Floor Flat
- Extending (GIA) to Approximately 122.8 sq m (1,322 sq ft)
- Potential for Sub-division of Existing Flat and Extensions subject to obtaining all necessary consents
- Garage
- Large Rear Garden and Hardstanding Area to Front

Vacant Possession

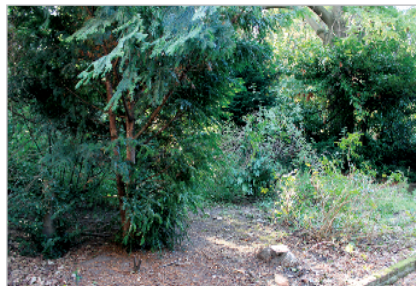


To View

The property will be open for viewing every Wednesday between 9.30 – 10.00 a.m. and Saturday between 10.30 – 11.00 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Rollits LLP (Ref: SE).
Tel: 01482 337272.
Email: samuel.east@rollits.com



VACANT – Leasehold Flat



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2002 (thus having approximately 110 years unexpired) at a current ground rent of £50 per annum. The lease allows for subleases to be granted.

Location

The property is situated on the east side of Heathfield Road, to the north of its junction with Aberdeen Road. The extensive shopping facilities of Central Croydon, including the Whitgift Shopping Centre, are readily available. South Croydon Rail Station is approximately 10 minutes' walk to the south. Road communications are afforded by the A232 which leads to the A23 and in turn the M25 (London Orbital) Motorway. The open spaces of Park Hill are to the north.

Description

The property comprises a self-contained flat situated on the ground floor of a detached building arranged over ground, first and attic floors beneath a pitched roof. Externally, there is a garden to the rear and a hardstanding area to the front. In addition, there is a garage to the rear.

Accommodation

Four Rooms, Kitchen, Bathroom, Utility Room
GIA approximately 122.8 sq m (1,322 sq ft)

Planning

Local Authority: Croydon Council.
Tel: 0208 726 6800.

The property may afford potential for sub-division of the existing flat and extensions, subject to obtaining all necessary consents.

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.alltop.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.