

Caddington

**117 Chaul End Road,
Near Luton,
Bedfordshire
LU1 4AS**

**BY ORDER OF THE TREASURY
SOLICITOR'S DEPARTMENT (BVD)**

Tenure
Freehold.

Location
The property is situated on the east side of Chaul End Road which is located off Luton Road in an attractive location in the village of Caddington close to the local golf course. Luton town centre with its extensive amenities is to the south-west. There are two rail stations in Luton and Luton Airport is accessible. The A5, A505 and M1 Motorway are all close by.

Description
The property comprises a semi-detached bungalow arranged over ground floor only beneath a pitched roof. Externally there are gardens to the front and rear, with a driveway to the side.

A Freehold Semi-Detached Bungalow

Accommodation
Ground Floor – Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom/WC

To View
The property will be open for viewing every Tuesday and Thursday before the Auction between 10.15 – 10.45 a.m. (Ref: MW).

Vacant Possession



VACANT – Freehold Bungalow

Marston

**10 Ewin Court,
Cherwell Drive,
Near Oxford,
Oxfordshire
OX3 0NY**

On the instructions of J Gershinson FRICS
and A Kisby MRICS of Allsop LLP
acting as Joint Fixed Charge Receivers



Tenure
Leasehold. The property is held on a lease for a term of 99 years from 25th March 1969 (thus having approximately 54 years unexpired) at a current ground rent of £12 per annum.

Location
Ewin Court is located on the west side of Cherwell Drive between its junctions with Elms Drive and Ewin Close. Local shops and amenities are within walking distance within Marston with the further and more extensive facilities of Oxford city centre being approximately 4 miles to the west. The nearby A40 provides access to the M40 Motorway.

Description
The property comprises a self-contained second floor flat situated within a purpose built block.

A Leasehold Self-Contained Purpose Built Second Floor Flat subject to an Occupancy

Accommodation
The property was not internally inspected by Allsop. The following information was obtained from a Valuation Report. We are informed that the property provides:
Two Bedroom Accommodation

Tenancy
The Receivers understand the property is occupied on terms unknown.

Seller's Solicitor
Messrs Foot Anstey Solicitors (Ref: JM).
Tel: 0117 915 4900.
Email: jennifer.martin@footanstey.com



Leasehold Flat

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 £750 (including VAT) upon exchange of sale memoranda.