

Chertsey

Flat 2, 14 Fox Lane North, Surrey KT16 9HW

BY ORDER OF RECEIVERS

Tenure

Leasehold. The property is held on a lease for a term of 199 years from 29th September 2002 (thus having approximately 184 years unexpired) at a current ground rent of £100 per annum.

Location

The property is located in Chertsey town centre, on the south-east side of Fox Lane North. Bell Bridge Road (A320) is to the north and Pycroft Road (A317) is also accessible to the north. The M25 Motorway (Junction 11) is to the south. An extensive range of shops, bars and restaurants is available in Chertsey town centre. Rail services run from Chertsey Station, which is located directly opposite the property and the open spaces of Chertsey Recreation Ground are also nearby.

A Leasehold Self-Contained First Floor Two Bedroom Flat located directly opposite Chertsey Rail Station

Description

The property comprises a self-contained first floor flat situated within an end of terrace building arranged over ground and two upper floors beneath a pitched roof.

Accommodation

First Floor – Open Plan Reception Room/ Kitchen, Two Bedrooms, Bathroom with wash basin, Separate WC and wash basin

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession

Seller's Solicitor

Messrs Addleshaw Goddard
(Ref: Susan McDonald).
Tel: 0207 606 8855.
Email: susan.mcdonald@addleshawgoddard.com



VACANT – Leasehold Flat

London W1W

Flat 22, Goodwood Court, 54-57 Devonshire Street, Marylebone W1W 5EF

Tenure

Leasehold. The property is held on a lease for a term of approximately 51 years from 4th October 1973 (thus having approximately 7 years unexpired) at a current ground rent of £51 per annum.

Location

The property is situated on the south side of Devonshire Street, between its junctions with Bridford Mews and Hallam Street. The local amenities of Great Portland Street are readily available to the east. The extensive shopping facilities of Marylebone are within easy reach and include a diverse range of restaurants, shops and boutiques. The world renowned Selfridges shopping store is to the south. The open green spaces of Regent's Park, which includes an open air theatre and zoo, are within easy reach to the north. Regent's Park and Great Portland Street Underground Stations are equidistant to the north.

A Leasehold Self-Contained Purpose Built Second Floor Flat extending (GIA) to 34.7 sq m (373 sq ft)

Description

The property comprises a self-contained second floor flat situated within a purpose built block arranged over lower ground, raised ground and five upper floors. The property benefits from a passenger lift (not tested) and a porter.

Accommodation

Studio Room, Kitchen, Bathroom with WC and wash basin
GIA Approximately 37.4 sq m (373 sq ft)

To View

Please call the Joint Auctioneer.

Joint Auctioneer

Messrs Dexters (Ref: MW).
Tel: 0207 224 5544.
Email: matthewwalters@dexters.co.uk

Seller's Solicitor

Messrs Penningtons Manches LLP (Ref: MB).
Tel: 0207 457 3018.
Email: mark.burrows@penningtons.co.uk

Vacant Possession



VACANT – 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.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.