

Cardiff

Flats 20 (Lot 184), 36 (Lot 185), 37 (Lot 186) & 45 (Lot 187)

Birch Court, Latteys Close, Wales CF14 4PZ

- **Four Leasehold Self-Contained Purpose Built Flats** each subject to an Age Restriction
- Each Flat subject to an Assured Shorthold Tenancy Agreement
- To be offered either Individually or Collectively
- Total Current Gross Rent Reserved **£32,460 per annum (equivalent) from lots 184-187**



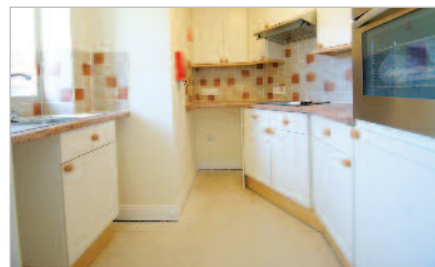
To View

Access is available upon request. Please call Tom Wright on 020 7344 2651.

Seller's Solicitor

Messrs FCFM Group Limited ('In House')
(Ref: Mr Philip Smith).
Tel: 0203 174 2382.
Email: philip.smith@fcfmgroun.com

INVESTMENT – Four Leasehold Flats



Tenure

Leasehold. Each flat is held on a lease for a term of 125 years from 1st January 2016 (thus having approximately 124 years unexpired) at a current ground rent of £395 per annum.

Location

Birch Court is located approximately 2.7 miles to the north of Cardiff city centre and is situated at the end of Latteys Close. Local shops and Birchgrove Surgery are available in the nearby area, whilst Birchgrove Rail Station is approximately 0.4 miles to the north. The University Hospital of Wales and Cardiff University (Heath Park Campus) are approximately 1.5 miles to the south-east. Cardiff city centre is to the south offering an extensive range of amenities. Rail services run from Cardiff Station and the M4 Motorway is within reach.

Description

The property comprises four self-contained flats situated within a purpose built block arranged over ground and two upper floors. Each flat is subject to an age restriction of 55 years. The flats will be offered either individually or collectively.

Accommodation and Tenancy

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was supplied by the Vendor.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
184	20	First	Reception Room with Kitchen, Bedroom, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 6 months commencing August 2012 at a rent of £650 per calendar month (holding over)	£7,800
185	36	Second	Reception Room with Kitchen, Bedroom, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months with a 6 month break clause, commencing 1st September 2016 at a rent of £685 per calendar month	£8,220
186	37	Second	Reception Room with Kitchen, Bedroom, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months with a 6 month break clause, commencing 24th September 2016 at a rent of £685 per calendar month	£8,220
187	45	Second	Reception Room with Kitchen, Bedroom, Bathroom with WC	Subject to an Assured Shorthold Tenancy for a term of 12 months with a 6 month break clause, commencing 4th November 2016 at a rent of £685 per calendar month	£8,220

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.