

Hemel Hempstead Windsor Court, Corner Hall, Hertfordshire HP3 9AW

Tenure
Freehold.

Location
The property is located on the south-west side of Corner Hall. An extensive range of shops and amenities is available a short walk to the north at The Marlowes Shopping Centre. Southern and West Midlands services run from Hemel Hempstead Rail Station approximately one mile to the west. The nearby A414 affords access to both the M1 Motorway and the A41. The open spaces of Heath Park are to the west.

Description
The property comprises a ground rent investment secured upon a detached purpose built block arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide 24 self-contained flats.

Tenancies
Flats 1, 3, 5, 20, 22 & 24 are each subject to a lease for a term of 999 years (less 7 days) from 25th December 2014 (thus having approximately 995 years unexpired) at a current ground rent of £300 per annum.

A Freehold Ground Rent Investment secured upon a Detached Purpose Built Block arranged to provide Twenty-Four Self-Contained Flats

Flats 2, 4, 6-19, 21 & 23 are each subject to a lease for a term of 999 years (less 7 days) from 25th December 2014 (thus having approximately 995 years unexpired) at a current ground rent of £350 per annum.

Rights of Pre-emption
Prior to the auction, a management company lease will be granted and there will be NO rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

Management and Insurance
There is a management company which is party to each lease. Prior to the auction, a management company lease will be granted and the management company will have the right to manage and insure.

Seller's Solicitor
Messrs Heald Solicitors LLP (Ref: Shabnum Hussain).
Tel: 01908 355401.
Email: shabnum.hussain@healdlaw.com

**Total Current
Rent Reserved
£8,100 per
annum**

**INVESTMENT –
Freehold
Ground Rent**



Bromley Berkeley Court (Phase 2), Masons Hill, Kent BR2 9JG

Tenure
Freehold.

Location
The property is located on the south-west side of Masons Hill, next to its junction with Hayes Lane. Local amenities are available along Homesdale Road to the north-east. Thameslink and South-Eastern services run from Bromley South Rail Station, approximately half a mile to the north-west. The A21 and A232 are nearby. Norman Park Recreation Ground is to the south.

Description
The property comprises a ground rent investment secured upon a purpose built block arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide 14 self-contained flats.

Tenancies
Flats 16, 17, 20, 22 and 25 are each subject to a lease for a term of 999 years (less 7 days) from 25th December 2014 (thus having approximately 995 years unexpired) at a current ground rent of £300 per annum. Flats 18, 19, 21, 23, 24 and 26-29 are each subject to a lease for a term of 999 years (less 7 days) from

A Freehold Ground Rent Investment secured upon a Purpose Built Block arranged to provide Fourteen Self-Contained Flats

25th December 2014 (thus having approximately 995 years unexpired) at a current ground rent of £350 per annum.

Rights of Pre-emption
Prior to the auction, a management company lease will be granted and there will be NO rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

Management and Insurance
There is a management company which is party to each lease. Prior to the auction, a management company lease will be granted and the management company will have the right to manage and insure.

Note
The photography is of Phases 1 and 2. Phase 2 is the part in the photograph to the left hand side of the central white rendered tower with the Berkeley Court name on it.

Seller's Solicitor
Messrs Heald Solicitors LLP (Ref: Shabnum Hussain).
Tel: 01908 355410.
Email: shabnum.hussain@healdlaw.com

**Total Current
Rent Reserved
£4,650 per
annum**

**INVESTMENT –
Freehold Ground
Rent**



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.

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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.