

Brentwood

68 Orchard Avenue,
Essex
CM13 2DP

Tenure
Freehold.

Location
The property is situated on the north side of Orchard Avenue, close to its junction with Beach Avenue. A range of local shops and amenities is available nearby and more extensively in Brentwood, approximately 0.9 miles to the north-west. Brentwood Rail Station is within reach to the west and provides a regular service to London Liverpool Street Station. The M25 Motorway is accessible via Junction 28 to the west. The open spaces of King George Playing Fields are within walking distance.

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. Externally, there is off-street parking and gardens to the front and the rear. The property benefits from a garage.

A Freehold Semi-Detached Three Bedroom House.
Garage and Rear Garden

SIX WEEK COMPLETION PERIOD AVAILABLE

Accommodation
Ground Floor – Two Reception Rooms,
Kitchen, Conservatory
First Floor – Three Bedrooms, Bathroom

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

Seller's Solicitor
Messrs Gordon Dadds (Ref: J Blain).
Tel: 02920 100951.
Email: jessieblain@gordondadds.com

Vacant Possession

VACANT – Freehold House



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LOT

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 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 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



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LOT

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.