

## Bristol

### Flat 4, 38 Corn Street, Avon BS1 1HQ

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 14th July 2004 (thus having approximately 112 years unexpired) at a current ground rent of £200 per annum.

#### Location

The property is situated on the south side of Corn Street, to the west of its junction with Small Street. An extensive range of shops, cafés and restaurants is available in Bristol city centre. The Broadmead Shopping Centre is close by. The University of Bristol is a short distance to the north-west. Bristol Temple Meads Rail Station is to the south-east and road communications are afforded by the nearby A4044 which provides access to both the M32 and M4 Motorways. Castle Park is close by.

#### Description

The property comprises a self-contained flat situated on the second floor of a mid terrace building arranged over ground and two upper floors.

### A Leasehold Self-Contained Second Floor Flat subject to an Assured Shorthold Tenancy

#### Accommodation

Studio Room Accommodation

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of six months from 31st March 2016 (holding over) at a current rent of £650 per calendar month.

#### To View

The property will be open for viewing every Tuesday and Friday before the Auction between 10.45 – 11.15 a.m. These are open viewing times with no need to register. (Ref: MW).

#### Seller's Solicitor

Messrs Holt & Longworth  
(Ref: Mr Peter Wilkinson).  
Tel: 01706 213251.  
Email: ptw@holtandlongworth.co.uk

**Current Gross  
Rent Reserved  
£7,800 per  
annum  
(equivalent)**

**INVESTMENT –  
Leasehold Flat**



157  
LOT

## Harpenden

### 6 Harding Court, Masfield Road, Hertfordshire AL5 4JW

#### Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 25th March 1969 (thus having approximately 951 years unexpired) at a current ground rent of £10.50 per annum.

#### Location

Harding Court is situated on the south-east side of Masfield Road, to the south of its junction with Westfield Road. Harpenden town centre is less than a mile to the south and provides an extensive range of local shops and leisure facilities. Harpenden Rail Station provides regular services on the Thameslink route into London's St Pancras International, Farringdon, City Thameslink and Blackfriars stations, as well as to Bedford, St Albans and both Luton and Gatwick Airports. The M1 and A1(M) Motorways are accessible to the west and east respectively. The open spaces of both Harpenden Common and Rothamsted Park are close by.

### A Long Leasehold Self-Contained Purpose Built Recently Refurbished Ground Floor Flat with Garage

#### Description

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over ground and first floors. The property benefits from a garage and access to communal gardens. The property has recently been refurbished throughout. A selection of internal photographs is available at [www.allstop.co.uk](http://www.allstop.co.uk)

#### Accommodation

Open Plan Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin

#### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 12.00 – 12.30 p.m. These are open viewing times with no need to register. (Ref: MW).

#### Seller's Solicitor

Messrs Thakker & Co (Ref: Simon Boardley).  
Tel: 0208 424 0571.  
Email: info@thakkerandco.com

**Vacant  
Possession**



**VACANT – Long  
Leasehold Flat**



158  
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.allstop.co.uk](http://www.allstop.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.