

Chalfont St Peter

11 Hillside Close, Buckinghamshire SL9 0HJ



BY ORDER OF PARADIGM HOUSING GROUP

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £150 per annum.

Location

Hillside Close is located to the north of Chalfont St Peter town centre to the east of its junction with Rickmansworth Lane. Shops, Bus services and a school are close to the property.

The more extensive facilities of Chalfont St Peter centre are to the south.

Description

The property comprises a self-contained first floor flat situated within a building arranged over ground and first floors beneath a pitched roof. The property benefits from a garden and off-street parking.

A Leasehold Self-Contained First Floor Flat

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.45 – 2.15 p.m. (Ref: UD).

Seller's Solicitor

Messrs Devonshires (Ref: EY).
Email: elad.yasdi@devonshires.co.uk

Vacant Possession

VACANT – Leasehold Flat



Richmond-upon-Thames

16 Stanmore Gardens, Middlesex TW9 2HN

BY ORDER OF JOINT ADMINISTRATORS

Tenure

Leasehold. The property is held on a lease for a term of 75 years (less 3 days) from 5th January 1956 (thus having approximately 17 years unexpired*) at a nominal ground rent.

We cannot advise you regarding the extension of the lease, you must make your own legal enquiries.

Location

The property is located on the west side of Stanmore Gardens close to its junction with Stanmore Road. Local shops and amenities are available along Lower Richmond Road and also in North Sheen. North Sheen Rail Station is within walking distance to the south whilst Kew Gardens Underground Station (District Line) is to the north. Open spaces are provided at Kew Gardens a short walk away and Richmond Park is also nearby. The M4 Motorway is to the north and the South Circular Road (A205) is close by.

Description

The property comprises a self-contained ground floor flat situated within a semi-detached building arranged over ground and first floors beneath a pitched roof. There is a garden to the rear.

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

Accommodation

Reception Room, Two Bedrooms, Bathroom, Kitchen

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 2 years from 17th June 2013 at a current rent of £1,325 per calendar month.

*If required by the Purchaser, the Receivers will procure service of notice under Section 42 of the Leasehold Reform Housing and Urban Development Act 1993 to extend the lease.

The purchaser will be responsible for any premium payable for the lease extension and any other costs associated with the process.

To View

The property will be open to view on Wednesday 11th September between 4.00-5.00 p.m. only.

Seller's Solicitor

Addleshaw Goddard (Ref: Anna Hodgson).
Tel: 0207 160 3265.
Email: anna.hodgson@addleshawgoddard.com

Current Gross Rent Reserved
£15,900 per annum
(equivalent)

INVESTMENT – 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 £750 (including VAT) upon exchange of sale memoranda.