

Hadleigh Bank Flat, 40 High Street, Nr Ipswich, Suffolk IP7 5AN

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th September 2004 (thus having approximately 111 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the east side of High Street, to the north of its junction with Station Road. Local amenities are available along the length of High Street, with the further facilities of Ipswich being accessible to the east. Both the A12 and A14 are within reach. Dedham Vale AONB is to the south.

Description

The property comprises a self-contained maisonette situated on the first and second floors of an attractive end of terrace building arranged over a ground floor banking premises. The property may afford possible potential for reconfiguration to provide two self-contained flats, subject to obtaining all necessary consents.

A Leasehold Self-Contained First and Second Floor Maisonette. Possible potential for Reconfiguration to provide Two Self-Contained Flats, subject to obtaining all necessary consents

Accommodation

First Floor – Reception Room, Open Plan Kitchen/Diner, Two Bedrooms, Bathroom, Box Room

Second Floor – Three Rooms

Planning

Local Planning Authority: Babergh District Council.

Tel: 03001 234000.

The property may afford possible potential for reconfiguration, subject to obtaining all necessary consents.

To View

The property will be open for viewing every Tuesday and Friday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Romain Coleman & Co
(Ref: Chris Baldwin).
Tel: 0208 520 4555.
Email: chris.baldwin@romcolelaw.co.uk

Vacant Possession

**VACANT –
Leasehold
Maisonette**



London N2 Flat 30, Aylmer Court, Aylmer Road, East Finchley N2 0BU

Tenure

Leasehold. The property is held on a lease for a term expiring 29th September 2067 (thus having approximately 49 years unexpired) at a current ground rent of £20 per annum. The seller will assign the benefit of the Section 42 Notice to the buyer on completion.

Location

The property is located on the south side of Sheldon Avenue, which runs to the south of Aylmer Road (A1). A good selection of shops, cafés and eateries is available close by, with the more extensive facilities of Highgate being accessible to the south-east. East Finchley Underground Station (Northern Line) is to the north-west. Hampstead Heath is approximately 0.7 miles to the south, affording extensive sports and recreational facilities, including an athletics track, three swimming ponds and a lido. Highgate Golf Club is also within walking distance.

A Well Located Leasehold Self-Contained Purpose Built Second Floor Flat. GIA extending to Approximately 78.13 sq m (842 sq ft). Large Communal Garden

Description

The property comprises a self-contained second floor flat situated within a detached purpose built building arranged over ground and three upper floors. The property benefits from communal gardens.

Accommodation

Reception Room, Three Bedrooms, Kitchen, Bathroom/WC, Separate WC
GIA extending to Approximately 78.13 sq m (842 sq ft)

To View

The property will be open for viewing every Wednesday between 11.30 a.m. – 12.00 p.m. and Thursday between 2.30 – 3.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Jane Hartley Associates (Ref Ms J Surman).
Tel: 0161 9741201.
Email: jane.surman@janehartleyassociates.co.uk

Vacant Possession

**VACANT –
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 £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.