

Luton

41 Gardenia Avenue, Bedfordshire LU3 2NP

Tenure
Freehold.

Location
The property is located on the north side of Gardenia Avenue. Local shops are available with the further and more extensive amenities of Luton town centre also being within reach. Rail services run from Leagrave Station and both the A6 and M1 Motorway are also situated close by. London Luton International Airport is also within reach lying approximately 3.5 miles to the south-east.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear.

A Freehold Mid Terrace House

Accommodation
Ground Floor – Reception Room, Kitchen
First Floor – Two Bedrooms, Bathroom

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 10.15 – 1045 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Trowers & Hamlin (Ref: Ms B Smyth).
Tel: 01392 217466.
Email: bsmyth@trowers.com

Vacant Possession



Rear Garden

VACANT – Freehold House



Wembley

5 & 6 Selwyn Court, Barnhill Road, Middlesex HA9 9BP

A Freehold Part Reversionary Ground Rent Investment secured upon a Detached Building arranged to provide Two Self-Contained Flats

Tenure
Freehold.

Location
The property is situated on the north side of Barnhill Road, opposite its junction with Waterside Close. A range of shops and local amenities are available in the area with the further more extensive shopping facilities of the Brent Cross Shopping Centre also being within easy reach. London Underground services (Jubilee and Metropolitan Lines) run from Wembley Park Station and the nearby A406 (North Circular Road) provides access to both the A40 and M1 Motorway.

Description
The property comprises a ground rent investment secured upon a detached building arranged over ground and first floors beneath a pitched roof.



The property is internally arranged to provide two self-contained flats. The property benefits from areas of off-street parking to both the front and rear as well as a rear garden.

Tenancies
Flat 5 is subject to a lease for a term of 189 years from 20th June 1955 (thus having approximately 129 years unexpired) at a peppercorn ground rent.
Flat 6 is subject to a lease for a term of 99 years from 20th June 1955 (thus having approximately 39 years unexpired) at a current rent of £10 per annum
NB. The Lessees HAVE NOT served a valid acceptance notice under the terms of the Landlord & Tenant Act 1987.

Total Current Rent Reserved
£10 per annum (Reversions from 2054)
INVESTMENT –
Freehold Reversionary Ground Rent

London SE20

12-14 Morland Road, Penge SE20 7NB

A Freehold Ground Rent Investment secured upon a Building internally arranged to provide Five Self-Contained Flats

Tenure
Freehold.

Location
The property is situated on the west side of Morland Road which joins Tennyson Road. Shopping facilities and local amenities are available in Penge, along the High Street to the south. Rail services run from Penge East Station to London. The open spaces of Crystal Palace Park are nearby.

Description
The property comprises a ground rent investment secured upon a building arranged over ground, raised ground and two upper floors. The property is internally arranged to provide five self-contained flats.



Tenancies
Each flat is subject to a lease for a term of 125 years from varying dates in 2012 and 2013, each at a current ground rent of £200 per annum (doubling every 25 years).

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Total Current Rent Reserved
£1,000 per annum

INVESTMENT – Freehold Ground Rent