

East Grinstead Flats 12 (Lot 60), 13 (Lot 61), 22 (Lot 62) and 29 (Lot 63), White Lion Close, East Sussex RH19 1UD

- **Four Leasehold Self-Contained Flats**
 - **Comprising 3 x Two Bedroom Flats and 1 x One Bedroom Flat**
 - **To be offered Individually as Four Separate Lots**
- ### Vacant Possession



Tenure

Leasehold. Each flat is subject to a new lease for a term of 125 years from 25th November 2016 (thus having approximately 123 years unexpired) at a current ground rent of £250 per annum.

Location

The property is located on White Lion Close, on the south-west of London Road (A22). Local shops and amenities can be found in nearby East Grinstead town centre. East Grinstead Rail Station is within easy walking distance and provides a regular and direct service to London Bridge Station, with a journey time of approximately 60 minutes. The A22 provides direct access to the M25 Motorway (Junction 6). There are open spaces opposite the property. Local bus routes run along London Road.

Description

The property comprises four self-contained flats situated within a detached building arranged over ground and three upper floors beneath a flat roof. The flats will be offered individually as four separate lots. Flats 12, 13 and 22 have the benefit of a parking space.

Accommodation and Tenancies

A schedule of Accommodation is set out below.

Lot	Flat	Floor	Accommodation
60	12	Ground	Open Plan Reception Room/Kitchen, Two Bedrooms, Bathroom/WC and wash basin
61	13	Ground	Open Plan Reception Room/Kitchen, Two Bedrooms, Bathroom/WC and wash basin
62	22	First	Open Plan Reception Room/Kitchen, Two Bedrooms (one with En-Suite Shower Room/WC and wash basin), Bathroom/WC and wash basin
63	29	Second	Open Plan Reception Room/Kitchen, Bedroom, Bathroom/WC and wash basin



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 1.00 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Shrank (Ref: J Ticktum).
Tel: 0207 831 6677.
Email: jt@shrank.co.uk

VACANT – Four Leasehold Flats

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.

LOT 64 SOLD PRIOR