

Croydon

14 Wortley Road, Surrey CR0 3EA

BY ORDER OF A HOUSING ASSOCIATION

Tenure
Freehold.

Location
The property is located on the east side of Wortley Road, to the south of Stanley Road. An extensive range of shops and amenities is available within Croydon to the south. Croydon University Hospital is to the north-east. Rail services run from West Croydon Station approximately 1.1 miles to the south-east. Bus services run along the A23 to the east, which also provides access to the M23 and M25 Motorways. The open spaces of Mitcham Common are to the north.

Description
The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens.

A Freehold End of Terrace House

Accommodation

Ground Floor – Two Rooms, Kitchen, Bathroom with WC and wash basin
First Floor – Three Bedrooms

To View

The property will be open for viewing on Tuesday 19th December between 1.30 – 2.00 p.m. This is an open viewing time with no need to register. (Ref: UD).

Vacant Possession

VACANT – Freehold House



London SE13

Admiral House, Hospital Way, Lewisham SE13 6UF

Tenure
Freehold.

Location
The property is situated on the east side of Hospital Way, to the south of its junction with Highfield Close. A range of shops and other facilities is available in Catford to the west, with the further and more extensive facilities of Lewisham also being easily accessible. Rail services run from Hither Green Station and the South Circular Road (A205) is to the south. The open spaces of Mountsfield Park are directly to the east.

Description
The property comprises a ground rent investment secured upon a detached purpose built block arranged over ground and three upper floors beneath a pitched roof. The building is internally arranged to provide seven self-contained flats.

A Freehold Ground Rent Investment secured upon a Detached Purpose Built Block internally arranged to provide Seven Self-Contained Flats

Tenancies

Each flat is held on a lease for a term of 125 years from 25th March 2011 (thus having approximately 119 years unexpired) at a current ground rent of £250 per annum (doubling every 33 years).

Rights of Pre-emption

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

Seller's Solicitor

Messrs Machins Solicitors LLP (Ref: SS).
Tel: 01582 514000.
Email: santok.singh@machins.co.uk

**Total Current Rent Reserved
£1,750 per annum
(doubling every 33 years)**

INVESTMENT – Freehold Ground Rent



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.