



SITUATION

Located in this purpose built residential development which benefits from a **Local Primary School, Play Park, a Nisa Local** and is approx 2 miles south-west of Peterborough town centre.

Peterborough is an important regional commercial centre, approx. 40 miles north-east of Milton Keynes and 40 miles north-west of Cambridge.

PROPERTY

An end of terrace building with a large single storey rear extension comprising **3 Self-Contained Flats** planned on ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks	
Flat 1 (Ground Floor Front)	1 Bedroom, Living Room/Kitchen, Bathroom/WC GIA Approx. 520 sq ft¹				VACANT	
Flat 2 (First & Second Floors)	2 Bedrooms, Living Room, Kitchen/ Dining Room, Bathroom/WC GIA Approx. 840 sq ft	2 individuals	6 months from 18th May 2012	£5,820		AST. Holding over. £520 Rent Deposit held.
Flat 3 (Ground Floor Rear Extension)	2 Bedrooms, Living Room, Kitchen, Shower-room, WC, Utility Room GIA Approx. 890 sq ft	Individual	6 months from 18th July 2011	£5,700		AST. Holding over. £530 Rent Deposit held.

¹ Not inspected by Barnett Ross. Area provided by Vendor.

TOTAL	£11,520 plus 1 Vacant Flat
--------------	---------------------------------------

**£11,520 per annum
Plus 1 Vacant Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
ABGM Solicitors – Tel: 020 8202 5060
Ref: K. Patel – Email: kishanpatel@abgmlaw.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts