

6 WEEK COMPLETION



SITUATION

Located in this residential area and within easy walking distance of the attractive High Street which includes **Barclays Bank, Imagine Estate Agents, Post Office, Spar, The Red Lion** and **William Hill** as well as a number of local eateries and retailers.

Bushey is an affluent village approximately 1½ miles from Watford with excellent transport links via Bushey Station (Mainline - 15 minutes to London Euston), the M1 (Junction 5) and M25 (Junction 19).

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Garage	JCR Property Management Ltd	125 years (less 5 days) from 26th August 2011	£300	FRI Rent doubles on 31/12/2020 and 20 yearly.
Flat 2 (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Garage	J. P. Morris	125 years (less 5 days) from 26th August 2011	£300	FRI Rent doubles on 31/12/2020 and 20 yearly.
Flat 3 (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Garage	M. S. Evans & L. S. Woodcok	125 years (less 5 days) from 26th August 2011	£300	FRI Rent doubles on 31/12/2020 and 20 yearly.

¹ Not inspected by Barnett Ross

TOTAL	£900
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PROPERTY

Comprising **3 Self-Contained Flats** planned over the ground and first floors together with **3 Garages** within this purpose-built apartment block which benefits from off-street communal parking.

TENURE

Leasehold for a term of 125 years from 26th August 2011 at a peppercorn ground rent.

Note: In accordance with Section 5B of the L & T Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.

£900 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

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

VENDOR'S SOLICITORS
Howard Kennedy LLP - Tel: 020 3755 5541
Ref: G. Kaye - Email: graham.kaye@howardkennedy.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