



SITUATION

Located close to the junction with Grove Road in this residential street conveniently located less than 250 yards from all the various shopping, leisure and transport facilities on the High Road, in this popular London suburb located approximately 8 miles north of central London.

PROPERTY

Forming part of a purpose-built apartment block, comprising a **Self-Contained 1 Bed Retirement Flat** on the first floor with fitted carpets and curtains. The block is **Warden Assisted** and benefits from:

- Communal Lounge
- Communal Laundry Facilities
- Communal Gardens
- Communal Parking

ACCOMMODATION

First Floor Flat

Living Room	18'11"	×	10'6"
Bedroom	14'1"	×	8'10" plus wardrobe (1'11" × 5'7")
Kitchen	7'4"	×	5'5"
Bathroom/WC	6'8"	×	5'6"

GIA Approx. 447 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 1st June 1988 (thus having approx. 64½ years unexpired) at a current ground rent of £200 p.a. subject to review in 2030, 2051 and 2072.

Offered with Vacant Possession

Note 1: The Flat must be occupied by people who are at least 60 years of age or for a couple, one of whom is such a person.

Note 2: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser.

Note 3: Flat 7 Lynchgate Court sold for £130,000 in April 2022 and Flat 17 Lynchgate Court sold for £160,000 in September 2021 (Source: Rightmove).

Note 4: Refer to Auctioneers for virtual tour of the flat.

Vacant 1 Bed Retirement Flat

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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View from the property