OT

Romford

Roof Space at Mint House. 3-11 Grenfell Avenue. Essex **RM12 4DN**

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from completion at a ground rent of £300 per annum.

Location

The property is located on Grenfell Avenue, which runs between Rush Green Road and Gordon Avenue. Local shops and amenities are available within walking distance in Romford town centre to the north. Romford Rail Station is to the north and provides a regular and direct service to London Liverpool Street Station, with a journey time of between 17 and 29 minutes. The open spaces of Grenfell Park are within walking distance.

Description

The property comprises roof space above a purpose built block arranged over ground and first floors.

> Seller's Solicitor Messrs Ezran Law (Ref: Jonathan Zeckler). Email: info@ezranlaw.com

A Leasehold Self-Contained First Floor Flat with

Leasehold Roof Space, Possible Development

TO BE OFFERED WITHOUT RESERVE

Local Planning Authority: London Borough of

NB. The seller is the Freeholder. We understand

that the Freeholder will give due consideration to

any "reasonable" scheme of development.

The property may afford potential for

redevelopment, subject to obtaining all

Accommodation

Tel: 01708 434343.

necessary consents.

Roof Space

Planning

Havering.

Space

Liverpool

119 The Collegiate, 20 Shaw Street Mersevside L6 1HA

Tenure

LOT

Leasehold. The property is held on a lease for a term of 125 years from 13th August 2001 (thus having approximately 109 years unexpired). Please refer to the lease for the ground rent.

Location

The property is located on the east side of Shaw Street, to the south of its junction with College Street North. Local shops and amenities are available on Prescot Street to the southeast, with more extensive facilities being accessible in Liverpool city centre to the southwest. Rail services run from Liverpool Lime Street Station approximately 0.7 miles to the south-west. The open spaces of Rupert Lane Recreation Ground are directly to the north.

Description

The property comprises a self-contained flat situated on the first floor of a building arranged over ground, first and second floors. The property benefits from a lift (not tested) and an allocated parking space.

Accommodation

Parking Space

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides: Open Plan Reception Room/Kitchen, Mezzanine Bedroom, Bathroom, WC

To View

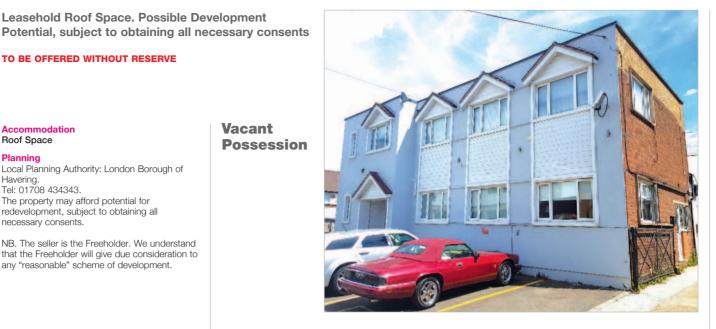
The property will be open for viewing every Tuesday and Thursday before the Auction between 12.15 - 12.45 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Addleshaw Goddard LLP (Ref: Gary Munro). Tel: 0131 222 9488 Email: gary.munro@addleshawgoddard.com

VACANT -Leasehold Flat

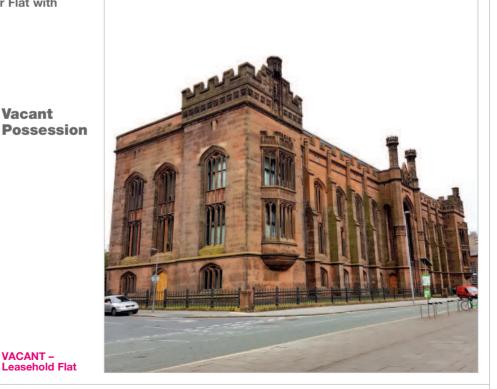
Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk BUYER'S FEE: The successful 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.



VACANT -Leasehold Roof

Vacant

Vacant



180