

REFURBISHMENT OPPORTUNITY



SITUATION

Located opposite the junction with King Edward Road within close proximity of Bushey Main Line Station and the amenities of the High Street within this popular residential area. Bushey lies approximately 13 miles north-west of Central London and 1 ½ miles south-east of Watford Town Centre and enjoys good road links via the A41 and M1 (Junction 5).

PROPERTY

A substantial detached building comprising **9 Self-Contained Flats** arranged over 4 Floors, 8 of which are in need of modernisation. In addition, the property benefits from bin stores, basement storage and parking for a minimum of 6 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION except Flat No. 8 - See Note

Note: Flat 8 has been let for 125 years from 16th December 1985 at £10 p.a.



8 Vacant Unmodernised Flats

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**



View of Rear of Building

Flat	Floor	Accommodation	Area
1	Ground Floor	Living Area/Kitchenette, Bathroom/WC	276 sq ft
2	Ground Floor	Living Area, Kitchen, Bathroom/WC	406 sq ft
3	First Floor	Living Area, Kitchen, Bathroom/WC	388 sq ft
4	First Floor	Living Area, Kitchen, Bathroom/WC	300 sq ft
5	Second Floor	Living Area, Kitchen, Bathroom/WC	405 sq ft
6	First Floor	Living Area, Kitchen, Bathroom/WC	495 sq ft
7	Ground Floor	Living Area, Kitchen, Bathroom/WC	528 sq ft
8	Lower Ground Floor	Not inspected – See Note	
9	Lower Ground Floor	Living Room, Bedroom, Kitchen, Bathroom/WC	481 sq ft
TOTAL AREA APPROX			3,279 sq ft

VENDOR'S SOLICITORS
CKFT Solicitors - Tel: 020 7431 7262
Ref: D. Fireman Esq - Email: dfireman@ckft.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 £275 (including VAT) upon exchange of contracts