



SITUATION

Located close to the junction with Carpenders Avenue, above the **Co-operative Food Convenience Store**, in this sought after, mainly residential area, only a stones throw from Carpenders Park (Overground) Station.

Carpenders Park is a popular suburb situated approximately 2 miles south of Watford town centre, approximately 2 miles north-east of Northwood and approximately 2½ miles north of Pinner.

PROPERTY

Comprising a **Self-Contained 1 Bed Flat** on the first floor with uPVC double glazing, accessed via a communal staircase and balcony running between two shopping parades. There is 1 unallocated parking space at the rear.

VAT is NOT applicable to this Lot

ACCOMMODATION

First Floor Flat

Bedroom	10'3" × 9'2"
Living Room	16'8" × 14'1" (max)
Kitchen	10'2" × 6'6"
Bathroom/WC	7'1" × 5'7"

GIA Approx. 505 sq ft

TENURE

Leasehold for a term of 99 years from 1st September 2003 at a ground rent of £100 p.a. doubling every 33 years. (Thus having 85½ years unexpired).

Offered with VACANT POSSESSION

Note 1: We are informed that the service charge is currently £320 p.a.

Note 2: At the request of the Purchaser, prior to completion, the Vendor will serve a section 42 Notice to extend the lease for an additional 90 years and assign this benefit to the Purchaser.

Vacant 1 Bed Flat

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Malcolm Dear Whitfield Evans LLP - Tel: 020 8907 4366
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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 £500 (including VAT) upon exchange of contracts