

Lot 45

9/11 Elm Road, Aveley,
Essex RM15 4SX

***Reserve below £35,000**
Reversionary Ground Rent Investment
6 week completion

SITUATION

Located in this residential area and approx. 300 yards from the local shopping amenities in High Street.

Aveley lies approx. 7 miles south-east of Romford and 27 miles west of Southend-on-Sea with easy access via the A13 to the M25 (Junction 30).

PROPERTY

A semi-detached Post War building comprising **2 Self-Contained Flats**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 9 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 31st August 1981	£10.50	FRI Valuable Reversion in approx. 62 years.
No. 11 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 8th November 1978	£10.50	FRI Valuable Reversion in approx. 59 years.
				Total: £21	

Note 1: In accordance with section 5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have reserved their rights of first refusal. This lot cannot be sold prior to the auction.

Note 2: The Freeholder insures – Current sum insured £200,000 and current premium £588 p.a.

Note 3: A similar flat at No. 38 sold for £205,000 in Oct. 2017 and No. 31 sold for £210,000 in April 2017.



The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

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