

Lot 22

Clarence Court, 16/18 Craufurd Rise,
Maidenhead, Berkshire SL6 7LU

***Guide: £200,000**
Freehold Ground Rent Investment
with 14 Valuable Reversions
In same ownership for over 28 years



SITUATION

Located close to the junction with St. Luke's Road, within close walking distance of Kidwells Park and Maidenhead Town Centre and approximately 1/2 a mile from Maidenhead Station (Great Western Railway).

Maidenhead is a prosperous Thames Valley town which lies approximately 26 miles west of central London and enjoys easy access via the A404(M) to the M4 and M40 motorways.

PROPERTY

A purpose built residential block comprising **18 Self-Contained Flats** planned on the ground, first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD



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£4,851.19 per annum
Plus 14 Valuable Reversions

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7936 8888 Ref: Stephen Messias
Email: smessias@lawstep.co.uk

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

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 1-4, 6-9, 11, 13-16 & 18	14 Flats Each believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Various	Each 99 years from 1st June 1984	£4,356.39	Each FRI by way of service charge. 14 Valuable Reversions in approx. 61¼ years.
Flat 5	Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	162 years from 1st June 1984	Peppercorn	FRI by way of service charge.
Flat 10	Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	162 years from 5th July 2011	Peppercorn	FRI by way of service charge.
Flat 12	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	189 years from 1st June 1984	£303.13	FRI by way of service charge.
Flat 17	1 Flat Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	99 years from 15th March 2021	£191.67	FRI by way of service charge.
¹ Not inspected by Barnett Ross. Accommodation provided by Vendor.				Total: £4,851.19	

Note 1: Whenever a Flat in Clarence Court is sold the Ground Rent rises in proportion to the increase in value from the previous sale.

Note 2: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 3: The Freeholder insures. Current sum insured £4,099,005. Current premium is £6,024.35 p.a.

Note 4: According to Land Registry the most recent sale in the development was of Flat 5 which sold for £174,500 in December 2019.

Note 5: The Lease of Flat 17 (which had an unexpired term of approx. 62 years) was extended in March 2021 for a premium of £22,000.

Note 6: Flats in Clarence Court should not be used for any purpose whatsoever other than as private dwellinghouses to accommodate persons of the state retirement age.

Note 7: The Garages at the rear of Clarence Court are not included in the sale.

Note 8: There is a 6 week completion.