

Lot 32

By Order of a Major Management Company

22 Beaumont Court, Lower Clapton Road, London E5 8BG

GUIDE PRICE: £135,000



TWO BEDROOM FLAT WITH INVESTMENT INCOME

This two bedroom flat is located on the Lower Clapton Road within close proximity to Clapton Mainline station connecting to Liverpool Street Station. The popular Lee Valley nature reserve is also a short distance away. The property is currently let on an Assured Shorthold Tenancy for a 6 month term from 11th May 2011 at a rent of £1191 pcm and is being sold with the benefit of this investment income. The Auctioneers have not carried out an internal inspection of these premises.

ACCOMMODATION

Entrance hall, lounge 15'1" x 11'9", bedroom one 9'5" x 12'3", bedroom two 13'2" x 10'3", bathroom 4'7" x 15'6", separate WC

TENURE

Leasehold – 56 years remaining

LOCAL AUTHORITY & TAX RATING

London Borough of Hackney 020 8356 3000
Council Tax Band: B

VENDOR'S SOLICITORS

Warren Henderson
Lopian Wagner Solicitors
5th Floor, Maybrook House
40 Blackfriars Street
Manchester M3 2EG
0161 214 4048

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN