

# Lot 1

## The Woodlands, 1a Lowestoft Road, Watford, Herts WD24 5AX GUIDE PRICE: NO GUIDE



### FREEHOLD GROUND RENT ON FOUR FLATS

This detached dwelling consists of four self-contained flats that have all been sold off on long leases producing a ground rent annual income of £1,000 pa rising by £1,000 every 25 years until £5,000 is reached that will remain until the end of the term. We understand that the landlord also arranges building insurance cover to the building. We are also informed that Section 5b notices under the Landlords and Tenants Act 1987 have been served and that the leaseholders have not reserved their rights under legislation. Lowestoft Road is situated directly opposite St Alban's Road to the North of Watford Town Centre.

#### LEASE INFORMATION

Flat A: Ground floor 125 years from 11/7/08 at a ground rent of £250

Flat B: 1st floor flat 125 years from 24/6/08 at a ground rent of £250

Flat C: 1st floor flat 125 years from 29/9/08 at a ground rent of £250

Flat D: Ground floor 125 years from 21/5/08 at a ground rent of £250

#### TENURE

Freehold

#### LOCAL AUTHORITY

Watford Borough Council 01923 226400

#### VENDORS SOLICITORS

Prince Evans

Craven House

40-44 Uxbridge Road

Ealing W5 2BS

020 8567 3477

#### VIEWING TIMES

External viewing only

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN