



Freehold Ground Rent Investment For Sale - Waltham Cross

3 flats with 72 years remaining on the leases

GILMARTIN LEY

63 York Road,

WALTHAM CROSS, EN8 7HJ



Area

Site Area: 240 sq.m. (2,583 sq.ft.)

Price

Guide price £30,000 subject to contract



Property Description

The property comprises three converted flats: 2 x one bedroom units and 1 x two bedroom unit.

There is a rear garden to which all of the flats have access. In addition flat 3 has it's own private garden.

Flats 1 and 2 each have a garage and flat 3 has a private car space all of which are accessed via a shared driveway to the side of the property.

Each flat has a lease of 99 years from 25th December 1987. There are therefore 72 years remaining on the leases. A typical lease which shows the floor layouts can be downloaded.

The current annual ground rent income is £100 per flat (£300 pa total) which rises to £150 (£450 pa total) in 2037 and £200 (£600 pa total) in 2062.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Flat 1			Communal entrance at front of property leading to one bedroom ground floor flat situated at the front of the building.
Flat 2			Communal entrance at front of property leading to first floor flat with two double bedrooms, and a separate kitchen and reception room.
Flat 3			Own private entrance via shared driveway leading to one bedroom ground floor flat situated at the rear of the building, with its own private garden.

Property Location

The property is located in the heart of Waltham Cross to the north of London in a residential road with excellent transport links: Waltham Cross Railway Station is just over 200m to the South and provides three services an hour to London Liverpool Street with a journey time of 27 minutes.

Service Charge p.a.

Terms

Freehold for sale subject to three leases each with a term of 99 years from 25th December 1987.

Please note that notices will need to be served on the leaseholders prior to the property being sold to comply with the legislation.

Legal Fees:

Not defined

Local Authority:

Borough of Broxbourne

Viewings:

From the roadside only - there will be no internal viewings. Layout plans are attached to the lease which may be downloaded.

Further information at:

<http://www.gilmartinley.co.uk/properties/23017>
Lease (typical) of Flat 3 containing lease plans of all flats

Last Updated:

16 Jun 2015

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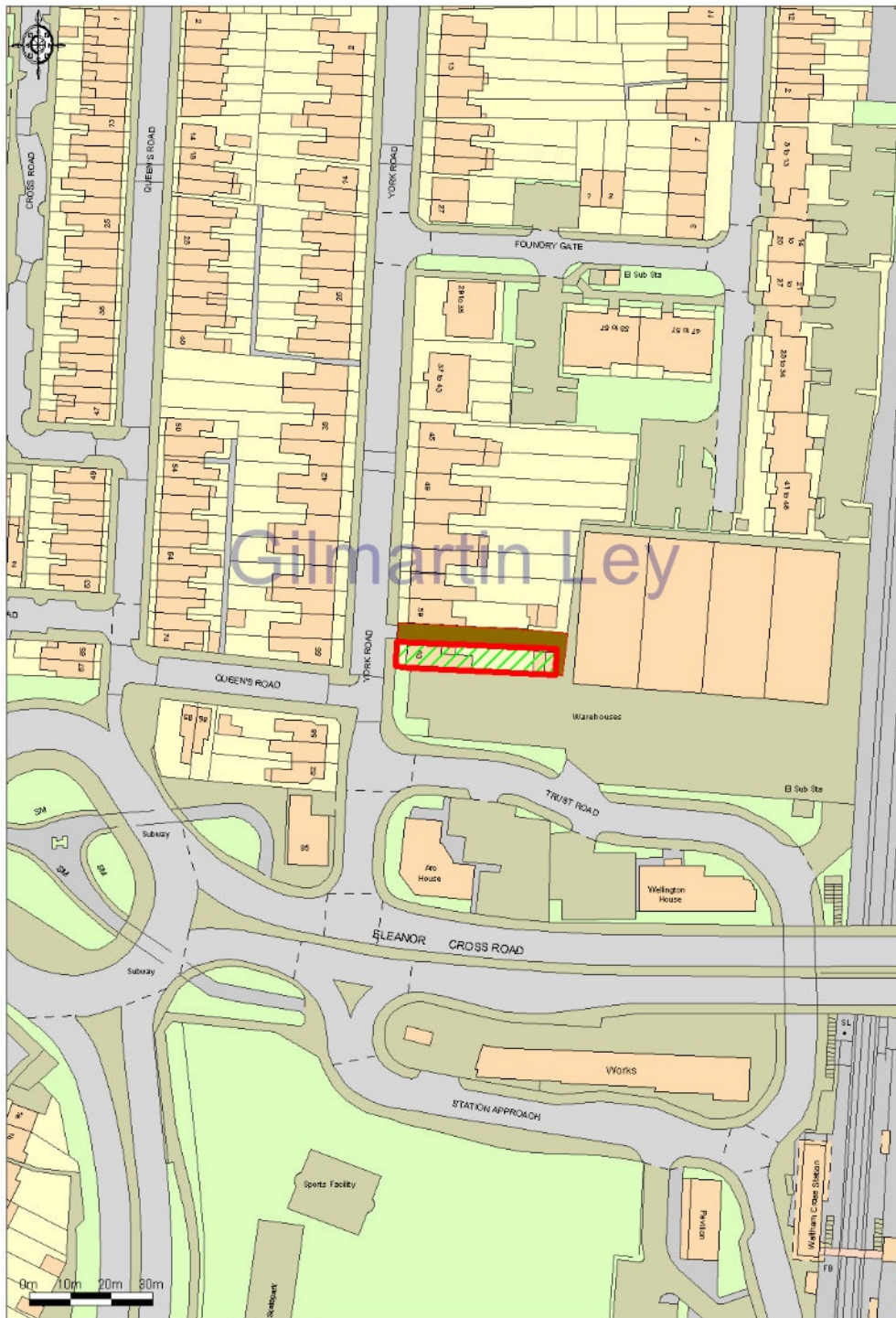


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Gilmartin Ley - for identification purposes only Brown shaded area indicates right of way

<http://www.gilmartinley.co.uk/properties/for-sale/ground-rent-investments/waltham-cross/waltham-cross/en8/23017>

Our ref: 23017

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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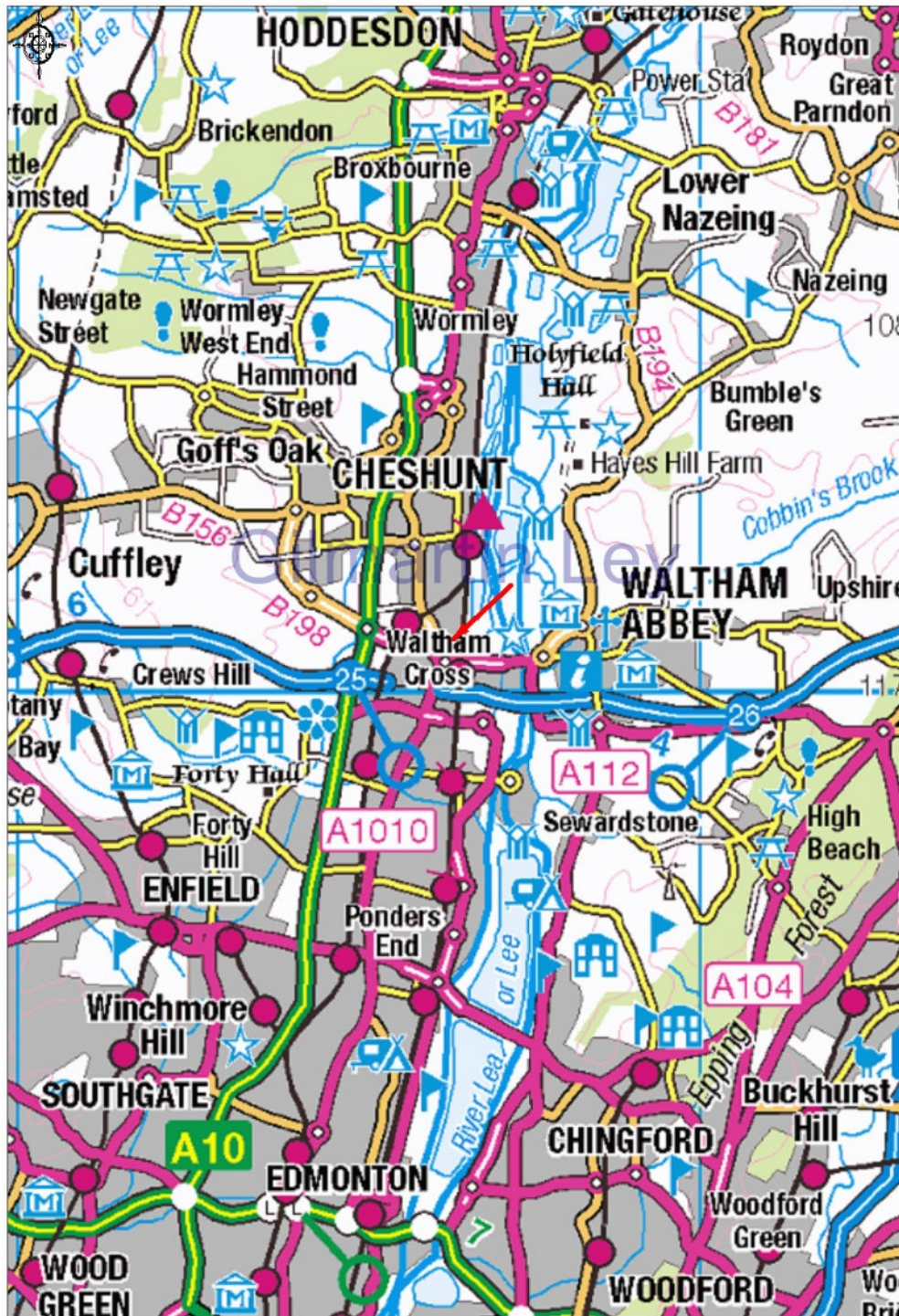


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