



All enquiries Ref: James Paterson

- Leasehold ground floor self-contained flat
- Investment

Location:

The property is situated on the junction of Lower Addiscombe Road and Blackhorse Lane. Public transport links include Elmers End Rail Station, Blackhorse Lane Tram Links Stop together with a network of local bus services serving the surrounding vicinity. Road links include the A222 which in turn links to the A23 to the west. Shopping amenities can be found locally on Lower Addiscombe Road along with a good selection of cafes, bars and restaurants. Recreational facilities can be found locally in South Norwood Country Park and Lloyd Park which are both a short distance away.

Description:

Leasehold ground floor self-contained flat.

Accommodation:

Ground floor: Two Bedrooms, reception room, kitchen, bathroom/WC

EPC rating: TBC

Council Tax Band: C

Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 01st September 2022 (now holding over) at a rent of £1,350 pcm.

Rent reserved:

£16,200 per annum

Lease:

Held on a long lease for a term of 99 years from 25th December 2006 (Thus having approximately 79 years remaining).

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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