



All enquiries: auctions@fox-and-sons.co.uk



- Freehold to include 4 self contained flats
- 1 x 1 bedroom flat & 3 x studio flats
- Ideal investment - currently let at £23,250 pa

Tenure

Freehold (ground floor flat sold off on long lease – see lease details)

Lease Details

The ground floor flat has been sold off on a lease dated 6th February 1987 for a term of 999 years from 6th February 1987 with a ground rent of £30 pa.

Location

The property can be found in the heart of this quaint and historic market town, making it ideally placed for town centre amenities and local attractions together with travel network connections, with the nearby A420 providing a direct route to Swindon and Oxford.

Description

This older style three storey freehold property is arranged as five self contained apartments with the freehold including 1 x 1 bedroom and 3 x studio apartments. The fifth apartment (ground floor) has been sold off on a long lease with a ground rent of £30 pa (see lease details). The property is offered in reasonable condition and part let, making it an ideal investment purchase with various rental options.

Accommodation

Ground Floor Side: Communal Entrance Door to Communal Entrance Hallway with Stairs to First Floor & Basement.

First Floor: Landing with Stair to Second Floor. Flat 1 - Entrance Hallway, Living Room, Kitchen, Bedroom/WC, Bathroom. Flat 2 – Entrance Hallway, Kitchen, Bathroom/WC, Studio Room.

Second Floor: Landing. Flat 3 - Entrance Hallway, Kitchen, Shower Room/WC, Studio Room.

Flat 4 – Entrance Hallway, Kitchen, Bathroom/WC, Studio Room.

Basement: Store Room.



Tenancy Details

The flats are currently let on AST agreements at the following rents: Flat 1 - £625 pcm, Flat 2 - £445 pcm, Flat 3 - £495 pcm & Flat 4 - £395 pcm. Copies of the tenancy agreements will be included in the legal pack and buyers are advised to satisfy all enquiries regarding the status of the tenancies prior to bidding.

EPC

Flats 1 – D (38 sq m), Flat 2 – E (47 sq m), Flat 3 – D (28 sq m). Flat 4 - TBC

Council Tax Band

Flats 1 & 2 & 4 – B. Flat 3 - A

Viewing Agent

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