

Lot 17

20a/b Newlands Close,
SOUTHALL, Middlesex UB2 5TN

GUIDE PRICE: £230,000



A PAIR OF TWO BEDROOM FLATS WITH INVESTMENT INCOME

This interesting investment property comprises a pair of ground floor flats that are both let out on an assured shorthold tenancy, each producing £600 pcm. On 5th May 2006 the property was granted a Certificate of Lawfulness for use as two self-contained flats under Ref P2005/3567. 28a comprises of a two bedroom flat (bedroom two is not plastered) and 20b consists of a one bedroom flat. The property offers excellent investment potential. Newlands Close is situated off Raleigh Road within easy reach of Hayes and Southall Town Centres. The flats both benefit from gas-fired central heating and part double-glazed.

ACCOMODATION

20a: entrance hall, living room 13' 5" x 12' 9", bedroom one 12' 9" x 10', bedroom two 10' 8" x 6' 5", kitchen 10' x 8' 7", garden
20b: living room 16' max x 14' 7" max, kitchen 9' x 6' 2", bedroom 15' x 10' 1", shower room.

TENURE

Leasehold: approx 105 years unexpired
Ground rent £60 per annum

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 0208 583 2000
Council Tax Band: B for each flat

VENDORS SOLICITORS

Mr S Viring
Shergill & Co
22a Bath Road, Hounslow, Middlesex, TW3 3EB
0208 570 2323

VIEWING TIMES

31st October 2007 @ 11am 8th November 2007 @ 3pm
5th November 2007 @ 11am