



FREEHOLD GROUND RENT INVESTMENT FOR SALE

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MERRYDOWN, BRAMLEY AVENUE, HORAM TN21 0FJ

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LOCATION

The property is located on Bramley Avenue, Horam. Horam is a village within East Sussex.

The Local Authority is Wealden District Council.

DESCRIPTION

The property comprises two newly built block of 9x self-contained flats with communal external amenity areas and designated car parking spaces.

TENURE

The property is currently held under freehold title number ESX96113.

LEASE PROFILE

The 18x flats are held on a long-leasehold basis each with a term of 125 years commencing in 25/12/2016.

The total ground rental income is £2,150.00 per annum gross.



VIEWINGS 020 8662 2700

Richard Pillow
Matt Morris

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TENANCY SCHEDULE

ADDRESS	TERM	START DATE	END DATE	RENT (PA)
2 Merrydown Way	125 years	25/12/2016	25/12/2141	Peppercorn
4 Merrydown Way	125 years	25/12/2016	25/12/2141	Peppercorn
6 Merrydown Way	125 years	25/12/2016	25/12/2141	Peppercorn
8 Merrydown Way	125 years	25/12/2016	25/12/2141	Peppercorn
10 Merrydown Way	125 years	25/12/2016	25/12/2141	Peppercorn
12 Merrydown Way	125 years	25/12/2016	25/12/2141	Peppercorn
14 Merrydown Way	125 years	25/12/2016	25/12/2141	Peppercorn
16 Merrydown Way	125 years	25/12/2016	25/12/2141	Peppercorn
18 Merrydown Way	125 years	25/12/2016	25/12/2141	Peppercorn
14 Bramley Avenue	125 years	25/12/2016	25/12/2141	£250
16 Bramley Avenue	125 years	25/12/2016	25/12/2141	£250
18 Bramley Avenue	125 years	25/12/2016	25/12/2141	£250
20 Bramley Avenue	125 years	25/12/2016	25/12/2141	£150
22 Bramley Avenue	125 years	25/12/2016	25/12/2141	£250
24 Bramley Avenue	125 years	25/12/2016	25/12/2141	£250
26 Bramley Avenue	125 years	25/12/2016	25/12/2141	£250
28 Bramley Avenue	125 years	25/12/2016	25/12/2141	£250
30 Bramley Avenue	125 years	25/12/2016	25/12/2141	£250
TOTAL				£2,150



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PRICE

Offers are invited in the region of **£32,000**.

VAT

We understand that the property is not elected for VAT.

EPC

EPCs for all flats are available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

Landlord and Tenant Act 1987 Section 5 Notices shall be served on the qualifying long leaseholders following acceptance of an offer.

RENT REVIEW PROFILE

The first ground rent review is 25/12/2043 and every 25th anniversary of that date thereafter.

The ground rent income doubles every rent review.

SERVICE CHARGE AND INSURANCE PROFILE

The service charge budget year end 31 December 2022 has been set at £18,780.00, inclusive of a £6,018.00 management and accountancy fee.

Buildings insurance which covers the annual cost for insuring the building and communal contents, including terrorism cover has been placed at sum of £4,155.71.

FURTHER INFORMATION

For further information including copies of leases please contact either:

Richard Pillow
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Matt Morris
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