

FOR SALE

Freehold Investment Property

**BARRY
CRUX**  **COMPANY**

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



BROOKLANDS, 192 HUNTINGTON ROAD, YORK, YO31 9BW

LONG-TERM FREEHOLD INVESTMENT - 9 FLATS

ALL LET ON LONG-TERM LEASES

TWO LINKED BLOCKS WITH SEPARATE ENTRANCES TO EACH

FORECOURT PARKING AND LANDSCAPED AREAS

FLATS LET SUBJECT TO GROUND RENTS AND ANNUAL SERVICE CHARGES

PRICE: £25,000 for the Freehold Interest

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Regulated by **RICS**[®]

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

DIRECTIONS

The property is situated prominently on Huntington Road, close to its junction with Hayley's Terrace. The city centre is within three quarters of a mile of the property and to the north thereof. At the crossroads of Huntington Road with Hayleys Terrace proceed along Huntington Road and the property is easily found on the right-hand side.

DESCRIPTION

The property is of modern construction, dating from around 2004. It forms two purpose-built apartment blocks, well designed and laid out.

There are two main blocks, one of which contains 4 apartments, and the other one has 5 apartments. Each of these comprises a living room, kitchen, bathroom, and 2 bedrooms.

ACCOMMODATION

Each of the apartments has an allocated car parking space. Internally they all have a private hallway, are double glazed and have Economy Seven heating. There is an open plan living area with a kitchen area, two bedrooms and bathroom.

LOCAL AUTHORITY

City of York Council.

COUNCIL TAX

Each of the nine apartments have a Council Tax Band of B.

TENURE

Freehold, subject to nine ground leases, one for each residential apartment. The leases are all for 999 years and at a ground rent of £60 per annum. Service charges are around £980 per annum, per flat.

ENERGY PERFORMANCE CERTIFICATE

Each of the apartments is subject to its own EPC. These have a rating of C in most cases.

VALUE ADDED TAX

VAT will be charged at the prevailing rate.

AGENTS' NOTE

Further information will be provided to seriously interested parties, following receipt of a signed non-disclosure agreement.

Internal inspection of the flats will not be possible, as these are all occupied by leaseholders.

Ground Rent income is £540 per annum. Service charge currently totals around £8,800 per annum. Some of this relates to fees for the management of the property as a whole.

AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
 - a) that he has relied solely on his own judgement and or that of his advisers;
 - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - b) to make no approach to the vendors or lessors or their staff in any way;
 - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
 - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
 - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.

REFERENCE C2113

01 November 2023