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Martin & Pole
Established 1846

Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

ESTATE AGENTS

2 and 4 Northumberland Avenue, Reading

second edition



A pair of semi-detached houses – currently registered for 18 occupiers.

Most recently Let as HMOs (one x eight and two x five)

Available separately or together.

Busy location, close to the University of Reading, the commercial district of Basingstoke Road - about one mile the south of Reading Town Centre.

M4 (Junction 11) about two miles

2 Northumberland Avenue – now vacant

Five double bedrooms, three bathrooms (including one en suite), communal lounge and kitchen, gas fired central heating, off road parking at the front for two cars. Garden at the rear.

4 Northumberland Avenue – part Let

Eight bedrooms, two bathrooms/shower rooms, cloakroom, communal lounge and kitchen, gas fired central heating, off road parking for 2 cars. Well maintained rear garden.

FOR SALE BY PUBLIC AUCTION (unless previously sold)

Please contact the auctioneers for updated advice on the route of sale

The Solicitors: Aston Brooke Solicitors, 30 Leigh Road, Eastleigh, Hampshire SO50 9DT
Telephone: 0238 0004321

FOR SALE BY PUBLIC AUCTION

Price Guide £400,000 each*

2 and 4 Northumberland Avenue, Reading RG2 7PN

DESCRIPTION/LOCATION:

A pair of semi-detached houses perhaps ideal in single ownership as between them they can accommodate tenants seeking single rooms or double rooms. 2 Northumberland Avenue has until recently been Let to students whereas 4 Northumberland Avenue has been Let to eight individuals, all believed to be working nearby at the Tesco Distribution Centre – at the moment there are just two tenants in occupation. The current owner has a valid HMO Licence - it should be noted these are not assignable, so the new owner will need to apply.

Reading Town Centre, about one mile to the north, offers an exceptional range of retail choices. Supported by many edge of town retail parks and other centres also offering leisure facilities. Transport links are arguably the best in the country. Three access points to the M4 around Reading with the M3 to the south via the nearby A33. The railway station (about 1.25 miles) includes services to London (Waterloo and Paddington) with Crossrail from 2021 - although the Elizabeth Line has started services. There are also direct train services to Gatwick and bus services to Heathrow from Reading Station. Regular bus services pass the front door including the important night service.

2 Northumberland Avenue:

On the second floor:

Bedroom 5 with en suite shower with wc landing

On first floor:

3 bedrooms and bathroom landing

On ground floor:

Entrance hall, bedroom, reception room, kitchen, Shower room sep wc. Lobby with side door.

Outside: Two car parking spaces. Pedestrian access to rear of house and back garden.

4 Northumberland Avenue:

On the second floor:

Two bedrooms and landing

On the first floor:

4 bedrooms toilet and landing

On the ground floor:

Entrance Hall, 2 bedrooms shower room with wc Reception room and kitchen.

Outside: Two car parking spaces. Pedestrian access to rear of house and well maintained gardens.

Directions:

The properties are at the 'top end' of Northumberland Avenue, close to the Basingstoke Road/Christchurch Road and the A327 running into the Town Centre.

Council Tax:

2 Northumberland Avenue - Band E

4 Northumberland Avenue - Band D

EPC Assessment:

2 Northumberland Avenue – E54 dated April 2018

4 Northumberland Avenue – E49 dated January 2011

Services:

Mains, water, gas, electricity and drainage are connected to each property.

Local Authority:

Reading Borough Council, Civic Offices, Bridge Street, Reading RG1 2LU.

Tenure:

Each property is Freehold.

2 Northumberland Avenue is now vacant. The tenants vacated on 30/06/20.

4 Northumberland Avenue is set out as 8 separate rooms with communal facilities at an inclusive rent.

Viewing:

The property will be available to inspect on Tuesday 7th July but by appointment only.

For further information and an appointment to view, please contact Sarah Watson

0118 978 0777 or w@martinpole.co.uk

The Conditions of Sale: are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at www.martinpole.co.uk. The Conditions of Sale will be attached to these Particulars to form part of the Contract.

* Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed, we will endeavor to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details.

We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

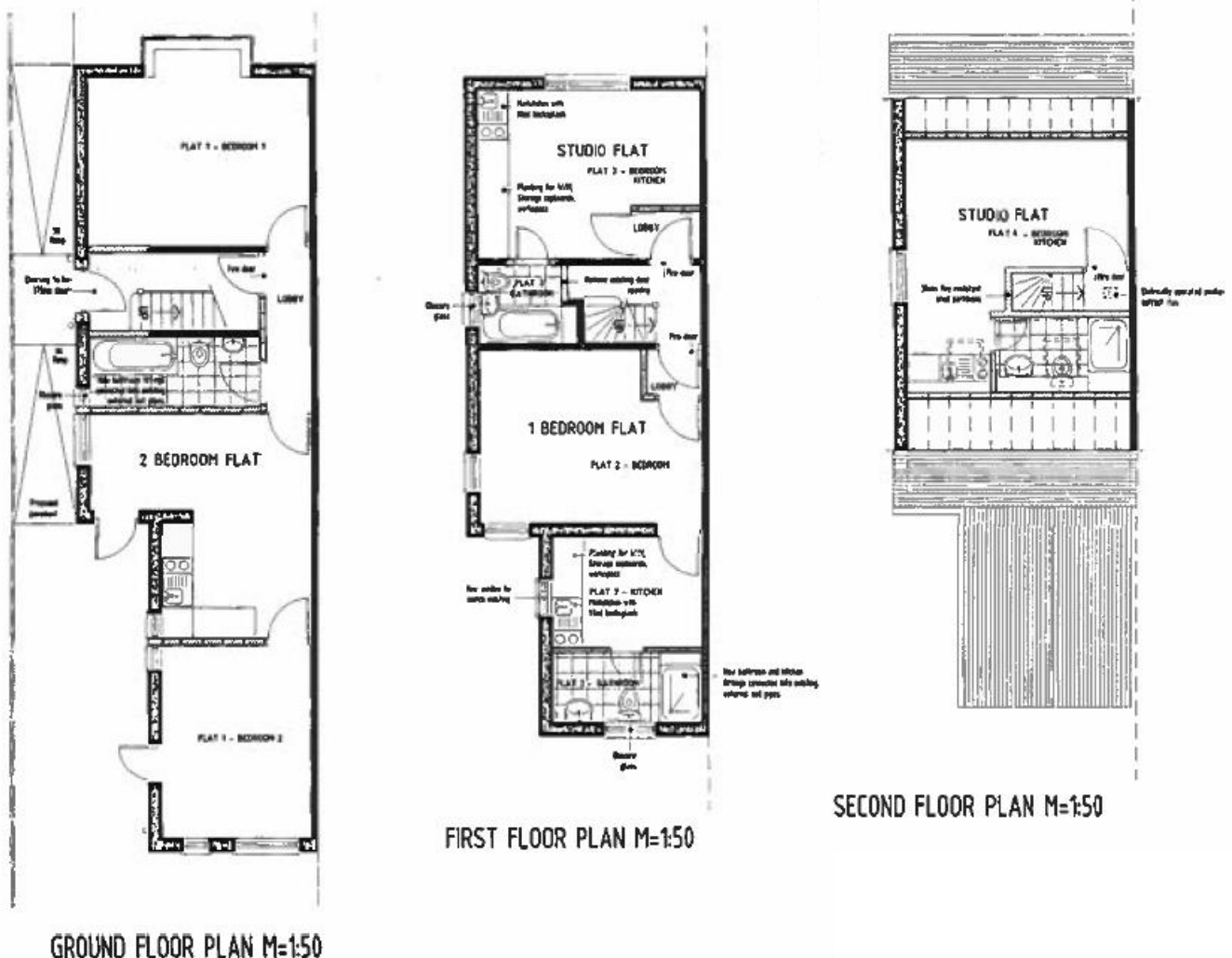
Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents.

The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and he has satisfied himself as to the correctness of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Seller or the said Agents in relation to or in connection with the property.

Floor plans are for 2 Northumberland Avenue.

They were prepared about 10 – 15 years ago when a scheme for division to flats was being considered. They do not, therefore, represent the current layout.



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MEMORANDUM OF AGREEMENT

Date of Agreement: _____ day of _____ 2020

Buyer: _____

Address: _____

Postcode: _____

Buyer's Solicitor: _____ Contact: _____

Address: _____

Postcode: _____

Purchase Price £ _____

Deposit £ _____

Balance £ _____

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

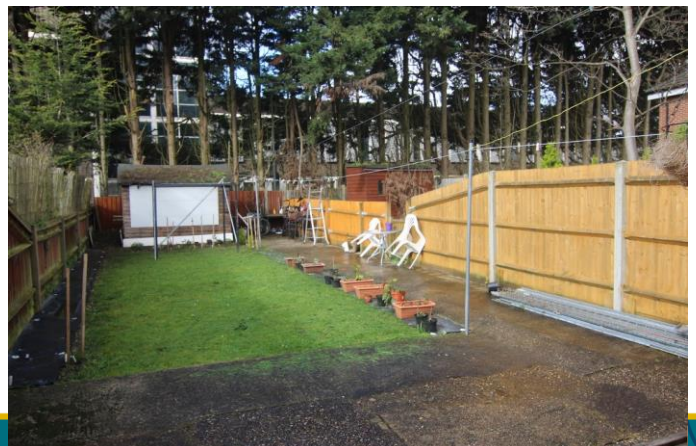
Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

Buyer _____

Seller _____

DCA Fo 36770 July 2020



0118 978 0777