

**RARE FREEHOLD  
GROUND RENT INVESTMENT  
FOR SALE**



**EGi's Most Active Dealmaker - Surrey 2016/17**



**CARTBRIDGE COURT & GROVE HOUSE, SEND ROAD,  
SEND, GU23 7HN**

14 Residential Long Leaseholds Available

Residential Management Co. Handling Day To Day Management

Stepped Ground Rent Increments

Total Ground Rent Currently £3,500 p.a.



Owen Shipp Commercial  
The Annexe, Saxon House, 28 Castle Street, Guildford, Surrey, GU1 3UW  
[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

## CARTBRIDGE COURT & GROVE HOUSE, 110 SEND ROAD, SEND, GU23 7HN

### Location

The premises are located in a prominent position in the centre of Send village. Woking town centre is about 3 miles away (10 minutes drive) with good access to the A3 (approx 1 mile) and to the M25 at Junction 10 (approx 9.5 miles) offering connectivity to the surrounding areas.

### Description

Fourteen residential long leases are available for freehold purchase split over two blocks known as Grove House and Cartbridge Court constructed in 2006.

Access to the rear is by electric gated entrance between the two blocks. There is parking for all long leaseholders, plus a shared communal garden to the rear. There is a residential management company who are responsible for the day to day management of the communal parts.

Three spaces are unallocated and retained by the freeholder. These are currently being used as visitors parking spaces.

### Accommodation

#### Grove House:

6 long leases dated 25.03.06 for a term of 125 years, currently paying £250 Ground Rent per flat.

#### Cartbridge Court:

8 long leases dated 25.03.06 for a term of 125 years, currently paying £250 Ground Rent per flat.

### Price

£80,000 for the Freehold interest.

### Long Lease

All long leases are dated 25/03/06 for a term of 125 years; currently paying £250 p.a. Ground rent; with 25 yearly stepped increments.

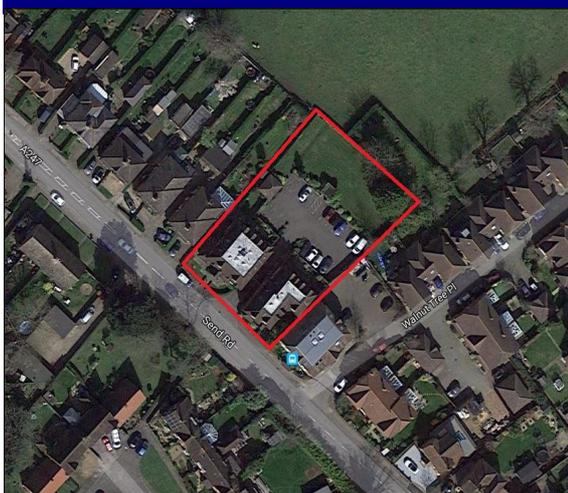
### Location Map



### EPC

Upon request.

### Site Area



### Viewing

Strictly by appointment with the sole agents:



*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

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