

REGISTERED NUMBER: 04270237 (England and Wales)

Unaudited Financial Statements
for the Year Ended 31st August 2018
for
ANS Investments Limited

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for the Year Ended 31st August 2018**

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ANS Investments Limited
Company Information
for the Year Ended 31st August 2018

Director: N S Segal

Secretary: D P Segal

Registered office: Abacus House
14-18 Forest Road
Loughton
Essex
IG10 1DX

Registered number: 04270237 (England and Wales)

Accountants: Cooper Paul
Abacus House
14-18 Forest Road
Loughton
Essex
IG10 1DX

ANS Investments Limited (Registered number: 04270237)

**Abridged Statement of Financial Position
31st August 2018**

	Notes	2018 £	2017 £
Fixed assets			
Investment property	4	4,860,000	4,545,000
Current assets			
Cash at bank		-	31
Creditors			
Amounts falling due within one year		<u>(87,410)</u>	<u>(423,256)</u>
Net current liabilities		<u>(87,410)</u>	<u>(423,225)</u>
Total assets less current liabilities		4,772,590	4,121,775
Creditors			
Amounts falling due after more than one year	5	(2,595,165)	(2,264,269)
Provisions for liabilities		<u>(363,940)</u>	<u>(304,090)</u>
Net assets		<u>1,813,485</u>	<u>1,553,416</u>
Capital and reserves			
Called up share capital		2	2
Fair value reserve	7	2,320,011	2,005,011
Retained earnings		<u>(506,528)</u>	<u>(451,597)</u>
Shareholders' funds		<u>1,813,485</u>	<u>1,553,416</u>

The notes form part of these financial statements

Abridged Statement of Financial Position - continued
31st August 2018

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st August 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st August 2018 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

All the members have consented to the preparation of an abridged Income statement and an abridged Statement of financial position for the year ended 31st August 2018 in accordance with Section 444(2A) of the Companies Act 2006.

In accordance with Section 444 of the Companies Act 2006, the Income statement has not been delivered.

The financial statements were approved by the director on 31st May 2019 and were signed by:

N S Segal - Director

**Notes to the Financial Statements
for the Year Ended 31st August 2018**

1. Statutory information

ANS Investments Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. Accounting policies

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. Employees and directors

The average number of employees during the year was 2 (2017 - 2).

Notes to the Financial Statements - continued
for the Year Ended 31st August 2018

4. **Investment property**

The investment properties have been revalued from cost to fair value on the local knowledge of N. Segal, the director of the company.

Fair value at 31st August 2018 is represented by:

	£
Valuation in 2017	4,545,000
Valuation in 2018	315,000
	<u>4,860,000</u>

5. **Creditors: amounts falling due after more than five years**

	2018 £	2017 £
Repayable otherwise than by instalments		
Mortgage loan	2,584,194	2,246,645
Bank Loan	10,971	17,624
	<u>2,595,165</u>	<u>2,264,269</u>

6. **Secured debts**

The following secured debts are included within creditors:

	2018 £	2017 £
Bank loans	<u>2,602,917</u>	<u>2,272,021</u>

7. **Reserves**

	Fair value reserve £
At 1st September 2017	2,005,011
Revaluation of investment property	<u>315,000</u>
At 31st August 2018	<u>2,320,011</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.