

Oxford 12 Crescent Road, Oxfordshire OX4 2PB

Tenure
Freehold.

Location
The property is located on the south side of Crescent Road between its junctions with Leafield Road and Temple Road. Local shops and amenities are available within nearby Cowley, with the further and more extensive facilities of Oxford city centre available to the north. The M40 Motorway is accessible to the east via the A40. Local bus routes are available along Oxford Road. Oxford Brookes University and Churchill Hospital are to the north. The colleges of Oxford University are to the north-west.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof.

A Freehold Mid Terrace House subject to an Assured Shorthold Tenancy

Accommodation
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Ground Floor – Two Reception Rooms, Kitchen, Bathroom
First Floor – Three Bedrooms

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of six months from 27th July 2015 at a rent of £1,350 per calendar month.

To View
The property will be open for viewing on Thursday 15th and 22nd October between 11.45 a.m. – 12.15 p.m. and Saturday 24th October between 11.45 a.m. – 12.15 p.m.

Seller's Solicitor
Ferguson Bricknell
(Ref: Ms Sue Whitehead).
Tel: 01865 241814.
Email: sue@ferguson-bricknell.co.uk

Current Rent Reserved
£16,200
per annum
(equivalent)

INVESTMENT –
Freehold House



Oxford 3 Leys Place, Oxfordshire OX4 3DE

Tenure
Freehold.

Location
The property is located on the east side of Leys Place close to its junction with Ridgefield Road. Local shops and amenities are available within nearby Cowley, with the further and more extensive facilities of Oxford city centre being accessible to the north. The M40 Motorway is accessible to the east via the A40. Local bus routes are available along Oxford Road. Oxford Brookes University and Churchill Hospital are to the north. The colleges of Oxford University are to the north-west.

Description
The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats.

A Freehold Mid Terrace Building Internally arranged to provide Two Self-Contained Flats. Each Flat is subject to an Assured Shorthold Tenancy

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Vendor.

To View
The property will be open for viewing on Thursday 15th and 22nd October between 12.30 – 1.00 p.m. and Saturday 24th October between 12.30 – 1.00 p.m.

Seller's Solicitor
Ferguson Bricknell
(Ref: Ms Sue Whitehead).
Tel: 01865 241814.
Email: sue@ferguson-bricknell.co.uk

Total Current Rent Reserved
£17,481.12
per annum
(equivalent)

INVESTMENT –
Freehold Building



Flat	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.c.m.
3A	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 7th November 2014 (Holding over)	£681.76 p.c.m.
3B	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 7th March 2015 (Holding over)	£775 p.c.m.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.