

## Runcorn Apartment 41, Lock 3, The Decks, Halton, Cheshire WA7 1GG

**BY ORDER OF MORTGAGEES**  
A Leasehold Self-Contained Purpose Built  
Fourth Floor Flat

### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2007 (thus having approximately 117 years unexpired) at a current ground rent of £125 per annum.

### Location

The property is situated close to the centre of Runcorn and is situated along Mersey Road. Runcorn provides a range of shops, schools, bus services and Runcorn Rail Station, whilst the more extensive facilities of Liverpool can be accessed approximately fifteen miles to the north-west and provide a wider selection of shops, schools, college, university, a hospital and Liverpool Rail Station. The property overlooks the River Mersey.

### Description

The property comprises a self-contained fourth floor flat situated within a purpose built block arranged over ground floor parking area and six upper floors. The property benefits from permit



parking below.

### Accommodation

**Fourth Floor** – Reception Room/Kitchen, Two Bedrooms, Shower/WC En-suite, Bathroom/WC

### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 10.15 – 10.45 a.m. These are open viewing times with no need to register. (Ref: MW).

**VACANT – Leasehold Flat**

299  
LOT

## Tilbury 10 Shelley Place, Essex RM18 8HP

On the instructions of L Brooks FRICS  
and V Liddell MRICS of Allsop LLP  
acting as Joint Fixed Charge Receivers

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**A Leasehold Self-Contained First Floor Flat  
subject to an Assured Shorthold Tenancy**

### Tenure

Leasehold. The property is held on a lease for a term of 999 years from 1st July 1981 (thus having approximately 965 years unexpired) at a current ground rent of £35 per annum.

### Location

The property is situated on the north side of Shelley Place just off its junction with Kipling Avenue. A good range of local shops and amenities are accessible in Tilbury town centre, with the more extensive facilities of Grays being available to the west. The A126 provides access to Dock Road (A1089), which links to the Stanford-Lee-Hope By-pass (A13) in the north. Tilbury Town Rail Station is approximately 1 mile away. The open space of King Georges Field is within walking distance.

### Description

The property comprises a self-contained flat situated on the first floor of a semi-detached building arranged over ground and first floor beneath a pitched roof.



### Accommodation

We understand from the Vendor that the property provides:  
Reception Room, Bedroom, Kitchen, Bathroom

### Tenancy

The property is subject to an Assured Shorthold Tenancy from 30th January 2014 for a term of 6 months at a rent of £540 per calendar month (Holding over).

**Current Gross Rent Reserved  
£6,480 per annum (equivalent)**

**Leasehold Flat**

300  
LOT

## South Croydon 24c Queens Mansions, 24 Brighton Road, Surrey CR2 6AA

**A Leasehold Self-Contained Third Floor Flat  
Subject to an Assured Shorthold Tenancy**

### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th December 1977 (thus having approximately 61 years unexpired) at a ground rent of £43.20 per annum.

### Location

The property is situated on the west side of Brighton Road, to the south of its junction with Warham Road which provides access to the A23. A good range of local amenities are available along Brighton Road and further facilities in central Croydon are accessible. South Croydon Rail Station is approximately 0.3 miles to the east and provides direct access to Central London.

### Description

The property comprises a self-contained third floor flat situated within a mid terrace building arranged over ground and three uppers beneath a pitched roof.



### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

**One Bedroom Accommodation**

### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014 at a current rent of £800 per calendar month.

**Current Gross Rent Reserved  
£9,600 per annum (equivalent)**

**INVESTMENT – Leasehold Flat**

301  
LOT

## Liverpool Apartment 23, 11 Oldham Street, Merseyside L1 2SU

On the instructions of A Kisby MRICS  
and P Mayo MRICS of Allsop LLP  
acting as Joint Fixed Charge Receivers

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**A Leasehold Self-Contained Purpose Built  
First Floor Flat**

### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2006 (thus having approximately 116 years unexpired) at a ground rent of £150 per annum.

### Location

The property is located in the centre of Liverpool and is situated to the west of its junction with Roscoe Street. Liverpool benefits from its extensive facilities offering a large variety of shops, schools, colleges, universities, hospital, bus services and Liverpool Rail Stations. The property also benefits from the M62 Motorway approximately four miles east of the property.

### Description

The property comprises a first floor flat situated within a purpose built block arranged over ground and six upper floors.



### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:  
Reception/Diner, Two Bedrooms, Kitchen and Two Bathrooms

### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: MW).

**Leasehold Flat**

302  
LOT

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](http://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.