

**Leeds**  
**Apartments 47 (Lot 311)**  
**& 86 (Lot 312),**  
**Balmoral Place,**  
**2 Bowman Lane**  
**LS10 1HR**

**Tenure**

Leasehold. Each flat is held on a lease for a term of 999 years (less 1 day) from 1st January 2002 (thus having approximately 986 years unexpired) at a current ground rent of £175 per annum.

**Location**

The properties are located on Bowman Lane. The shops, restaurants and bars within Leeds city centre are nearby. Crown Park Shopping Centre is to the south-west. Leeds Rail Station is located approximately 0.5 miles to the west. The nearby A61 provides access to the A54 (M). Leeds University and Leeds General Infirmary Hospital are located to the north-west.

**Description**

The property provides two self-contained flats situated within a purpose built building. The block benefits from a gym and concierge. The flats will be offered individually as two separate lots.

Two Long Leasehold Self-Contained Purpose Built Flats. Each Flat subject to an Assured Shorthold Tenancy. To be offered Individually as Two Separate Lots

**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 Managing Agents.

**Total Current Gross Rent Reserved £18,240 per annum (equivalent) from Lots 311 & 312**

**INVESTMENT – Two Long Leasehold Flats**



Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
311	47	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 12th December 2014. NB. The Receivers understand the tenant has served notice to vacate on 27th May 2015	£9,360
312	86	Fifth	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 26th February 2015	£8,880

**311-312**  
LOTS

**Hull**  
**184 Mersey Street,**  
**South Yorkshire**  
**HU8 8SE**

**BY ORDER OF MORTGAGEES NOT IN POSSESSION**  
**A Freehold End of Terrace House**

**Tenure**

Freehold.

**Location**

The property is situated on the north side of Mersey Street close to its junction with Berkshire Street. The local amenities are available along Holderness Road with the more extensive shopping facilities of Hull city centre being to the south. Hull Rail Station is approximately 1.1 miles away. The M62 Motorway is accessible to the west via the A63.

**Description**

The property comprises an end of terrace house arranged over ground and first floors 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:

**Three Bedroom Accommodation**

**Freehold House**

**313**  
LOT

**Hull**  
**8 Egton Villas,**  
**Egton Street,**  
**South Yorkshire**  
**HU8 7HT**

**BY ORDER OF MORTGAGEES NOT IN POSSESSION**  
**A Freehold End of Terrace House**

**Tenure**

Freehold.

**Location**

The property is situated on the east side of Egton Street to the east of its junction with New Cleveland Street. The local amenities are available along Holderness Road with the more extensive shopping facilities of Hull city centre being to the south. Hull Rail Station is approximately 1.5 miles distant. The M62 Motorway is accessible to the west via the A63.

**Description**

The property comprises an end of terrace house arranged over ground and first floors 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:

**Three Bedroom Accommodation**

**Freehold House**

**314**  
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.