

## Ilford

### 20 Golfe Road, Essex IG11 1SU

**Tenure**  
Freehold.

**Location**  
The property is situated on Golfe Road, to the west of its junction with South Park Road. Local amenities are available along Green Lane (A1083) with the further extensive shopping facilities of Stratford are also accessible. Ilford Rail Station is approximately 1.2 miles to the west. The North Circular Road is accessible to the east.

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden.

A Freehold Mid Terrace House subject to an Assured Shorthold Tenancy

**Accommodation**  
**Ground Floor** – Two Reception Rooms, Kitchen  
**First Floor** – Four Bedrooms, Bathroom

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy from 10th May 2014 at a current rent of £1,370 per calendar month.

**Total Current Rent Reserved**  
**£16,440 per annum**



**Seller's Solicitor**  
Messrs A H Page (Ref: Mr R A Bull).  
Tel: 0208 554 1985.  
Email: richard@ahpage.com

**INVESTMENT –  
Freehold House**



## Liverpool

### 74 Litherland Park, Merseyside L21 9HR

**Tenure**  
Freehold.

**Location**  
The property is located on Litherland Park, which runs off Sefton Road. Local shops and amenities are available along nearby Church Road, with the further facilities of Liverpool city centre being accessible to the south. The M57 Motorway is to the east and the open spaces of Primrose Valley Country Park are within walking distance to the west.

**Description**  
The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide five self-contained flats and benefits from surrounding gardens.

A Freehold Detached Building internally arranged to provide Five Self-Contained Flats (3 x One Bedroom and 2 x Two Bedroom). Each Flat 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 Joint Auctioneers.

**To View**  
Please call the Joint Auctioneers.

**Joint Auctioneer**  
Messrs Belvoir (Ref: Adam Rastall).  
Tel: 0151 231 1613.  
Email: adam.rastall@belvoir.co.uk

**Seller's Solicitor**  
Messrs Adler Fitzpatrick Solicitors LLP  
(Ref: Caroline Fitzpatrick).  
Tel: 020 8939 8905.  
Email: caroline@adlerfitzpatrick.com

**Total Current Rent Reserved**  
**£28,830 per annum (equivalent)**

**INVESTMENT –  
Freehold Building**



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
1	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy from 5th October 2013 (Holding over)	£6,420
2	Ground	Reception Room, Bedroom, Kitchen, Bathroom, Separate WC	Subject to an Assured Shorthold Tenancy from 23rd December 2014 (Holding over)	£5,580
3	Ground	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy from 21st May 2012 (Holding over)	£5,430
4	First	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy 29th October 2015 for 6 months	£4,800
5	First	Reception Room, Two Bedrooms (one with En-Suite Shower Room), Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy from 28th March 2015	£6,600

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.