

Preston

12 Conway House, Samuel Street, Lancashire PR1 4YJ

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

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st July 1986 (thus having approximately 97 years unexpired) at a current ground rent of £10 per annum.

Location

Conway House is located approximately a mile and a half to the east of Preston town centre and the property is situated to the north of Samuel Street's junction with Fishwick View. Local shops, schools and bus service are available. The more extensive facilities of Preston town centre are available to the west and provide a wider range of shops, college, university and Preston Rail Station. There is a hospital to the north and the M6 Motorway is accessible approximately two miles to the east.

Description

The property comprises a self-contained second floor flat situated within a purpose built block arranged over ground and three upper floors.



Accommodation

Second Floor – Reception Room, Bedroom, Kitchen, Bathroom/WC

To View

The property will be open for viewing every Monday and Wednesday before the Auction between 10.00 – 10.30 a.m. These are open viewing times with no need to register. (Ref: MW).

Vacant Possession

VACANT – Leasehold Flat

Felixstowe

Flat 6, Riverdale Court, Undercliff Road West, Suffolk IP11 2PR

**A Leasehold Self-Contained Purpose Built
Second Floor Flat and Parking Space**

Tenure

Leasehold. A new lease for a term of 125 years will be granted on completion (thus having approximately 125 years unexpired) at a current ground rent of £100 per annum.

Location

The property is situated on Undercliff Road (B1082) close to its junction with Manning Road. Local amenities are available along Undercliff Road with the more extensive shopping facilities available within Felixstowe town centre. Felixstowe Rail Station is located approx. 1.2 miles to the north-east. The B1082 provides access to the A154 and in turn the A14. The property is close to the sea front and Felixstowe Leisure Centre.

Description

The property comprises a self-contained second floor flat situated within a purpose built block arranged over ground and three upper floors beneath a pitched roof.



The property benefits from an allocated parking space.

Accommodation

Reception/Dining Room, Two Bedrooms, Kitchen and Bathroom with WC and Wash Basin

Joint Auctioneer

Banham Dark (Ref: KB).
Tel: 01394 272 728.
Email: enquiries@banhamdark.co.uk

To View

Please call Joint Auctioneers Banham Dark.

Vacant Possession

VACANT – Leasehold Flat

Birmingham

7 Regal Croft, West Midlands B36 8TA

Tenure

Freehold.

Location

The property is situated on the south side of Regal Croft which is accessed via Newmarket Way. Local amenities are available and the further facilities of Birmingham city centre are accessible to the west. Rail services run from Stechford Station and both the M6 and M42 motorways are close by. Birmingham Airport and the NEC are to the south.

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:

Three Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term commencing 17th January 2013 at a current rent of £550 per calendar month (Holding over).

Seller's Solicitor

Macleish Littlestone Cowan & Kemp (Ref: PS).
Tel: 0208 514 3000.
Email: pstevens@mlclaw.co.uk

**Current Rent Reserved
£6,600 per annum
(equivalent)**

**INVESTMENT –
Freehold House**



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.