

180

LOT

Lincoln
40 Greenfinch Crescent,
Witham St Hughs,
Lincolnshire
LN6 9JG

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

Tenure
 Leasehold. The property is held on a lease for a term of 125 years from 24th March 2006 (thus having approximately 116 years unexpired) at a current ground rent of £100 per annum.

Location
 The property is located in Witham St Hughs and is situated to the west of Greenfinch Crescent's junction with Hedge Lane. Local shops, schools and bus services are available in Witham St Hughs. The more extensive facilities of Lincoln are approximately ten miles to the north-east and provide a wide range of shops, college, university, hospital and Lincoln Rail Station. The A46 is approximately a mile away.

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



Accommodation
Ground Floor – Reception Room/Kitchen,
 Two Bedrooms, Bathroom/WC

To View
 The property will be open for viewing every Tuesday and Thursday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Vacant Possession

VACANT – Leasehold Flat

181

LOT

Weedon Bec
Shoe Maker's Cottage,
1D Bridge Street,
Near Daventry,
Northamptonshire
NN7 4PN

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

A Freehold Cottage

Tenure
 Freehold.

Location
 The property is located on the east of Bridge Street close to its junction with Church Street. Access to the cottage is via a covered archway off Bridge Street and the cottage is situated on the right hand side. The cottage is within walking distance of all the village amenities with the more extensive amenities of Daventry and Northampton both accessible to the west and east respectively. There is a rail station at Long Buckby which is close by. The A45, A5 and M1 Motorway are all accessible.

Description
 The property comprises a cottage arranged over ground and first floors beneath a part pitched and flat roof.



Accommodation
Ground Floor – Cloakroom/WC, Reception Room, Kitchen
First Floor – Bedroom, Bathroom/WC with cubicle shower

To View
 The property will be open for viewing every Wednesday and Saturday before the Auction between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: MW).

Vacant

Freehold Cottage

182

LOT

London SW9
Flat 16,
Connaught Mansions,
Coldharbour Lane,
Brixton
SW9 8LE

Tenure
 Leasehold. The property is held on a lease for a term of 123 years from 5th August 1983 (thus having approximately 92 years unexpired) at a current ground rent of £100 per annum.

Location
 The property is located to the north side of Coldharbour Lane (A2217) close to the Atlantic Road junction. The property is well served by local bus services and railway links can be found close by at Brixton Underground Station approximately 0.2 miles west providing direct links to central London. The property is surrounded by a mixture of local shops and amenities including Brixton Village Market within easy reach.

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

A Leasehold Self-Contained Purpose Built Ground Floor Flat 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:
 Reception Room, Bedroom, Kitchen,
 Bathroom/WC

Tenancy
 The flat is currently subject to an Assured Shorthold Tenancy for a term of six months from 4th July 2012 at a rent of £950 per calendar month (Holding over).

NB. The tenant is due to vacate prior to the auction.

To View
 Please call: Allsop (Ref: PH).
 Tel: 0207 344 2646.

Seller's Solicitor
 Porter & Co Solicitors (Ref: IC).
 Tel: 0208 643 5111.
 Email: ishcheema@portersol.com

Current Gross Rent Reserved
£11,400
per annum
(equivalent)
Vacant Possession on Completion

Leasehold Flat



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.