

Oxford
232 Marston Road,
Marston,
Oxfordshire
OX3 0EJ

BY ORDER OF THE ASSET MANAGER

Tenure
 Freehold.

Location
 The property is located on the east side of Marston Road, to the south of its junction with William Street. The local shops and amenities of Oxford city centre are within walking distance to the west. Oxford Rail Station is approximately 1.4 miles to the west. The A40 is to the east and provides access to the M40 Motorway. The open spaces of Headington Hill Park are within walking distance to the south. Oxford Brookes University is to the south and the Colleges of the University of Oxford are mainly to the west.

Description
 The property comprises a semi-detached house arranged over ground, first and second floors beneath a pitched roof. Externally there is a rear garden.

A Freehold Semi-Detached House subject to an Assured Shorthold Tenancy

Accommodation
Ground Floor – Reception Room, Dining Room, Kitchen, Shower Room with WC
First Floor – Three Bedrooms, Bathroom
Second Floor – Two Bedrooms

Tenancy
 The property is subject to an Assured Shorthold Tenancy at a current rent of £1,800 per calendar month.

Joint Agents
 Scott Fraser Estate Agents (Ref: Patrick).
 Tel: 01865 759500.
 Email: patrick@scottfraser.co.uk

Seller's Solicitor
 Blacks Solicitors LLP (Ref: J Teagle Esq).
 Tel: 0113 207 0000.
 Email: jteagle@lawblacks.com

Current Rent Reserved
£21,600 per annum (equivalent)

INVESTMENT – Freehold House



125
 LOT

Stockport
21 Greystoke Street,
Little Moor,
Cheshire
SK1 4DG

Tenure
 Freehold.

Location
 The property is situated on the north side of Greystoke Street, close to its junction with Glebe Street. Greystoke Street leads onto Hall Street (A626), providing access to local amenities to the east. Merseyway Shopping Centre is 0.9 miles to the south-west, via the A626. The open spaces of Vernon Park, Woodbank Memorial Park and St Thomas' Recreation Ground are near the property. Stockport National Rail services can be accessed 0.9 miles west from the property.

Description
 The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens.

A Freehold End of Terrace House subject to an Assured Periodic 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:
Ground Floor – Reception Room, Kitchen/Diner
First Floor – Two Bedrooms, Bathroom

Tenancy
 The property is subject to an Assured Periodic Tenancy commencing 13th April 2004 (holding over) at a current rent of £95 per week.

Seller's Solicitor
 Fuglers Solicitors LLP (Ref: JP).
 Tel: 0207 323 6450.
 Email: claire@fuglers.co.uk

Current Rent Reserved
£4,940 per annum

INVESTMENT – Freehold House



126
 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.

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.