

## Evesham Bars Cottage, Abbots Lench, Worcestershire WR11 4UP



### BY ORDER OF MORTGAGEES

#### Tenure

Freehold.

#### Location

The property is located approximately six miles from Evesham and is situated just off Abbots Lench Road. Church Lench is to the east of the property and provides a school and bus services. The more extensive facilities of Evesham provide a wider range of shops, schools, colleges, a hospital and Evesham Rail Station.

#### Description

The property comprises an attractive detached cottage arranged over ground and first floors beneath a pitched thatched roof. The property benefits from a detached garage block and off street parking as well as large gardens.

**A Freehold Attractive Detached Thatched Cottage Occupying a Site Area of Approximately 0.13 Hectares (0.322 Acres)**

#### Accommodation

Two Reception Rooms, Three Bedrooms, Kitchen/Breakfast Rooms, Shower Room, Bathroom, Study, Games Room

**Approximate Site Area 0.13 Hectares (0.322 Acres)**

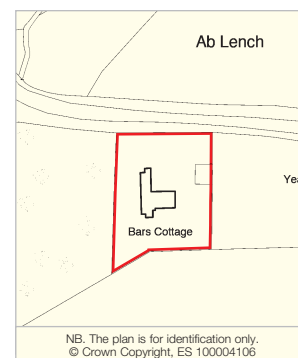
#### To View

The property will be open for viewing on Tuesday 14th, Thursday 16th, Tuesday 21st, Thursday 23rd and Monday 27th October between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW)

#### Seller's Solicitor

Drydens Fairfax.  
Tel: 01274 378000.  
Email: ghareeb.nawaz@drydensfairfax.com

### Vacant Possession



**VACANT – Freehold House**



## London E2 285 Fellows Court, Weymouth Terrace, Hoxton E2 8LL

#### Tenure

Leasehold. The property is held on a lease for a term of years expiring 19th June 2113 (thus having approximately 99 years unexpired) at a ground rent of £9 per annum.

#### Location

The property is situated on the west side of Weymouth Terrace to the north of its junction with Hackney Road. Local shops, restaurants and amenities are available on the trendy Hackney Road. The property is served by local bus routes and Overground services run from Hoxton Station, a short walk away, providing regular access to Central London. The A10 is close by providing links to the A1202 and the A11.

#### Description

The property comprises a self-contained maisonette situated within a purpose built block arranged over four upper floors.

**A Leasehold Self-Contained Purpose Built Second and Third Floor Maisonette 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 a Tenancy for a term of 3 years from 8th April 2013 at a current rent of £2,150 per calendar month.

#### Seller's Solicitor

Karis Spyris (Ref: TS).  
Tel: 0208 443 7079.  
Email: terry@karisspyris.co.uk

**Current Gross  
Rent Reserved  
£25,800  
per annum  
(equivalent)**

**INVESTMENT –  
Leasehold Maisonette**



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.