

**Sheffield**  
**Apartments 44**  
**(Lot 203),**  
**70 (Lot 204),**  
**61 (Lot 205) and**  
**65 (Lot 206)**  
**Regency Court,**  
**39 Primrose Drive,**  
**Ecclesfield,**  
**South Yorkshire**  
**S35 9ZQ**

- **Four Leasehold Self-Contained Flats situated within a Purpose Built Block**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered either Individually or Collectively
- Total Current Gross Rent Reserved **£23,940 per annum (equivalent) from Lots 203-206**

**BY ORDER OF A FUND**



**Seller's Solicitor**  
Messrs Moore Blatch LLP (Ref: ND).  
Tel: 023 8071 8010.  
Email: nicola.donnelly@mooreblatch.com

**INVESTMENT – Four Leasehold Flats**



**Tenure**  
Leasehold. Each flat is held on a lease for a term of 200 years from 1st January 2006 (thus having approximately 189 years unexpired) at a current ground rent of £200 per annum.

**Location**  
Regency Court is located on the eastern side of Primrose Drive, at the junction with High Street approximately four miles to the north of Sheffield. Local shops are available on High Street, with an extensive range of facilities being accessible in Sheffield city centre, including Sheffield College, the University of Sheffield, Sheffield Tram Line and Sheffield Rail Station. Ecclesfield Library is nearby, whilst Ecclesfield Primary School is 0.3 miles to the west. The open spaces of Ecclesfield Park are 0.2 miles to the north. The M1 Motorway is accessible 2 miles to the north-east.

**Description**  
The property comprises four self-contained flats situated within a purpose built block arranged over ground and two upper floors. The flats will be offered either individually or collectively.

**Accommodation and Tenancies**  
Flat 61 was inspected by Allsop. Information for the remaining three flats has been supplied by the Vendor. A schedule of Accommodation and Tenancies is set out below.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.	Current Rent £ p.a.
203	44*	–	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 24th May 2017	£485 p.c.m.	£5,820 p.a.
204	70*	–	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 14th September 2017	£510 p.c.m.	£6,120 p.a.
205	61	Ground	Reception Room/Kitchen, Bedroom, Bathroom/WC	Subject to an Assured Shorthold Tenancy from 31st August 2017	£450 p.c.m.	£5,400 p.a.
206	65*	–	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy from 26th July 2017	£550 p.c.m.	£6,600 p.a.

\* The property was not inspected by Allsop. Information has been supplied by the Vendor.

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

**Lot 207 - SOLD PRIOR**