

## Ramsgate Flats A (Lot 136) and B (Lot 137), 9 Carlton Avenue, Kent CT11 9BP

On the instructions of L Brooks MRICS  
and V Liddell MRICS of Allsop LLP acting  
as Joint Fixed Charge Receivers

**allsop**

### Tenure

Leasehold. Each flat is held on a lease for a term of 99 years from 25th March 1986 (thus having approximately 70 years unexpired) at a ground rent of £30 per annum (rising to £90 per annum).

### Location

The properties are situated on the north side of Carlton Avenue close to its junction with Elms Avenue. The facilities and amenities of Ramsgate are less than 0.5 miles to the east. Road communications are afforded by the A299 which provides access to the south via the A256 to the west via the A253 and A28. Ramsgate Rail Station provides direct services to London Charing Cross with journey times of less than two hours.

Two Leasehold Self-Contained First and Second Floor Flats each subject to an Assured Shorthold Tenancy. To be offered individually as Two Separate Lots

### Description

The property comprises two self-contained flats situated on the first (Lot 136) and second (Lot 137) floors of an end of terrace building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The flats will be offered individually as two separate lots.

### Accommodation and Tenancies

The property was not internally inspected by Allsop. The information provided in the schedule opposite was provided by the Borrower's Property Manager.

**Total Current  
Gross Rent  
Reserved  
£8,220 per  
annum  
(equivalent)  
from Lots  
136/137**

### Two Leasehold Flats

Lot	Fiat No.	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
136	A	First Floor	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 3rd September 2004	£4,020
137	B	Second Floor	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 18th October 2014	£4,200



## Birmingham 334 Kitts Green Road, West Midlands B33 0DN

### Tenure

Freehold.

### Location

The property is situated on the north side of Kitts Green Road, at its junction with Lea Village. Local amenities are available and the further facilities of Birmingham city centre are accessible to the west. Rail services run from both Stechford and Lea Hall Stations 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 30th May 2012 at a current rent of £525 per calendar month (Holding over).

**Current Rent  
Reserved  
£6,300 per  
annum  
(equivalent)**

### Seller's Solicitor

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

**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](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.