

## Letchworth Garden City

1 Caslon Way,  
Hertfordshire  
SG6 4QL

**Tenure**  
Freehold.

**Location**  
The property is situated on the west side of Caslon Way close to its junction with Southfields. Local shops are available in Letchworth town centre with the further and more extensive facilities of Cambridge, Milton Keynes and St Albans also being within reach. Rail services run from Letchworth Garden City Station and the A1(M) is also close at hand. The open spaces of Norton Common are within reach to the south and both Luton and Stansted International Airports are also accessible.

**Description**  
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. There is off-street parking to the front and a rear garden which is part occupied by an external store.

A Freehold Semi-Detached House

**SIX WEEK COMPLETION AVAILABLE**

**Accommodation**  
**Ground Floor** – Reception Room through to Kitchen with Store/Hall off (providing additional Front Entrance)  
**First Floor** – Two Bedrooms, Bathroom with wash basin, Separate WC

**To View**  
The property will be open for viewing every Tuesday and Thursday before the Auction between 10.00 – 10.30 a.m. (Ref: MW).

**Seller's Solicitor**  
Messrs Carpenters Rose (Ref: MR).  
Tel: 0208 906 0088.  
Email: mr@carpentersrose.co.uk

**Vacant Possession**



**VACANT – Freehold House**

21  
LOT

## Canterbury

2A St Martins Road,  
Kent  
CT1 1QW

**Tenure**  
Leasehold. The property is held on a lease for a term of 125 years from 1st January 2008 (thus having approximately 119 years unexpired) at a current ground rent of £200 per annum rising.

**Location**  
The property is located on the east side of St Martins Road close to its junctions with North Holmes Road and Canterbury Christ Church University. North Holmes Road connects to Longport and St Martins Hill where local shops and amenities can be found. A more extensive range can be found in central Canterbury which is also easily accessible. Both Canterbury Rail Stations are within a mile of the property. The A2 and the A28 run close by the property connecting it to the National Motorway Network.

**Description**  
The property comprises a self-contained first floor flat situated within a building arranged over ground and first floors beneath a pitched roof.

A Leasehold Self-Contained First Floor Flat

**Accommodation**  
Reception Room, Two Bedrooms, Kitchen, Bathroom with wash basin, Separate WC, Store Room.

**To View**  
Please contact the Joint Auctioneer.  
Miles & Barr Estate Agents.  
Tel: 01227 509115.

**Seller's Solicitor**  
Messrs Michael Simkins Solicitors LLP (Ref: SR).  
Tel: 0207 874 5645.  
Email: sam.rosenthal@simkins.com

**Vacant Possession**



**VACANT – Leasehold Flat**

22  
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](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.